



REGULAR CITY COUNCIL MEETING AGENDA

City Hall - Council Chambers
4381 Broadway St., Suite 201, American Canyon
June 3, 2025
6:30 PM

Mayor: Pierre Washington
Vice Mayor: Mark Joseph
Councilmembers: Brando Cruz, Melissa Lamattina, David Oro

4:30 P.M. – CLOSED SESSION

The mayor will call the meeting to order and conduct roll call. Council will immediately convene into Closed Session after hearing any public comment on Closed Session items. At 6:30 p.m. the Council will reconvene into Open Session and then resume Closed Session at the end of the meeting to address outstanding items, if necessary.

CALL TO ORDER - CLOSED SESSION

ROLL CALL - CLOSED SESSION

PUBLIC COMMENTS - CLOSED SESSION ITEMS

This time is reserved for members of the public to address the City Council on Closed Session Items only. Comments must be made in person and are limited to 3 minutes. Comments for items on the Open Session agenda will be taken when the item is called in Open Session. Comments for Items not on the Closed Session or Open Session agenda will be heard during the Open Session Public Comment period.

MEETING RECESS - COUNCIL TO CONVENE IN CLOSED SESSION

4:30 P.M. CLOSED SESSION ITEMS

1. **Conference with Legal Counsel – Anticipated Litigation. Authorized pursuant to Government Code Section 54956.9 (d)(2). Three (3) Matters.**
2. **Conference with Legal Counsel - Existing Litigation. Authorized pursuant to Government Code Section 54956.9(d)(1):**
 - a. ***City of American Canyon v. City of Vallejo, et al.* (Sacramento Superior Court Case No. 34-2022-00327471).**
 - b. ***City of Vallejo v. City of American Canyon et al.* (Third District Court of Appeal Case No. C102070; formerly Sacramento County Superior Court Case No. 23WM000055).**
 - c. ***City of Vallejo v. City of American Canyon et al.* (Sacramento County Superior Court Case No. 24WM000078).**
 - d. ***City of Vallejo v. City of American Canyon et al.* (Marin County Superior Court Case No. CV0003752).**
 - e. ***Cherri Walton v. City of American Canyon* (Napa Superior Court Case No. 25CV000796).**

6:30 P.M. OPEN SESSION - REGULAR MEETING

CALL TO ORDER - OPEN SESSION

PLEDGE OF ALLEGIANCE

ROLL CALL - OPEN SESSION

REPORT ON CLOSED SESSION/CONFIRMATION OF REPORTABLE ACTION

PROCLAMATIONS AND PRESENTATIONS

3. **Update from Napa County Supervisor Belia Ramos**
4. **Proclamation: June 2025 as PRIDE Month**
5. **Juneteenth Proclamation and Business License Fee Waiver**
Recommendation: Adopt a Minute Order waiving Business License Fees for participants in the 2025 Juneteenth Event.

PUBLIC COMMENTS - ITEMS NOT ON CLOSED SESSION OR OPEN SESSION AGENDA

This time is reserved for members of the public to address the City Council on items that are not on the Closed Session or Open Session agenda and are within the subject matter jurisdiction of the City Council. Comments are limited to 3 minutes. Comments for items on the Open Session agenda will be taken when the item is called in Open Session. The City Council is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the City Council does not respond to public comment at this time.

AGENDA CHANGES

The Mayor and Council may change the order of the Agenda or request discussion of a Consent Item. A member of the Public may request discussion of a Consent Item by making that request during Public Comment.

CONSENT CALENDAR

6. **Minutes of May 20, 2025 - Special Closed Session**
Recommendation: Approve the minutes of the Special Closed Session City Council meeting held on May 20, 2025.
7. **Minutes of May 20, 2025 - Regular City Council Meeting**
Recommendation: Approve the minutes of the Regular City Council meeting held on May 20, 2025.
8. **Report Upon Return from Closed Session for May 20, 2025**
Recommendation: Approve the Report Upon Return from Closed Session for the Regular City Council meeting of May 20, 2025.
9. **Napa Pasture Protein Grazing Agreement Amendment No. 1**
Recommendation: Adopt a Resolution authorizing the City Manager to enter into Amendment No. 1 to Agreement No. 2024-71 with Napa Pasture Protein, increasing the

contract amount \$118,000, for a total amount not to exceed \$236, 000 for Fiscal Year 25/26 citywide grazing.

10. Annual Communications Services Agreement

Recommendation: Adopt a Resolution of the City Council of the City of American Canyon authorizing the City Manager to execute an agreement with Tripepi Smith for strategic communications, graphic design, and marketing support services in the amount not to exceed \$233,000 for Fiscal Year 2025/26, contingent on budget adoption for Fiscal Year 2025/26.

11. General Plan Municipal Code Consistency Updates

Recommendation: Waive final reading, read by title only, and adopt an Ordinance amending the Zoning Code, American Canyon Title 19 to be consistent with the General Plan and the Napa County Airport Land Use Compatibility Plan.

12. Knightsbridge Reconstruction and Water Main Improvements Project Construction Budget

Recommendation: Adopt a Resolution amending the FY2024-25 Capital Budget and increasing Project Budget from \$2,539,438 to \$2,714,438 in conjunction with the Knightsbridge Reconstruction and Water Main Improvements Project (TR23-0100).

13. Permit Technician Services

Recommendation: Adopt a Resolution approving Amendment 3 to Agreement 2022-A136 with the BPR Consulting Group to extend the contract for Permit Technician Services to the end of Fiscal Year 2025/26 and increase the total contract amount by \$120,000 not to exceed \$444,500.

14. Open Gov CMMS Amendment #1

Recommendation: Adopt a Resolution authorizing the City Manager to enter into Amendment #1 to Agreement 2025-08 - OpenGov (CMMS) to add the Transportation Domain.

PUBLIC HEARINGS

15. Public Hearing for Citywide LLAD Fiscal Year 2025/26

Recommendation: Conduct a Public Hearing and adopt a Resolution approving the Fiscal Year 2025/26 Annual Engineer's Report for the American Canyon Landscaping and Lighting Assessment District, approving the budgets within the Engineer's Report, confirming the assessment diagram and the annual assessment amounts, and authorizing the levy and collection of annual assessment for Fiscal Year 2025/26.

16. Fiscal Year 2025-26 Recommended Budget for Adoption

Recommendation: Adopt a Resolution to approve the Final Recommended Budget for Fiscal Year 2025-26 and authorize the City Manager to increase the appropriations for FY 2025-26 expenditures in an amount not to exceed the amount encumbered for expenses that did not occur prior to the end of FY 2024-25 but are expected to be expended in FY 2025-26 consistent with the original purpose.

BUSINESS

17. [Five-Year Capital Improvement Program \(Fiscal Years 2025/26 - 2029/30\)](#)

Recommendation: Adopt a Resolution adopting the Five-Year Capital Improvement Program for Fiscal Years 2025/26 - 2029/30.

MANAGEMENT AND STAFF ORAL REPORTS

MAYOR/COUNCIL COMMENTS AND COMMITTEE REPORTS

The Mayor and Council may comment on matters of public concern and announce matters of public interest; no collective council action will be taken.

18. [Council Committee Report - Mayor Pierre Washington](#)

FUTURE AGENDA ITEMS

19. [Future Agenda Items of Note](#)

ADJOURNMENT

CERTIFICATION

I, Taresa Geilfuss, City Clerk for the City of American Canyon, do hereby declare that the foregoing agenda of the City Council was posted in compliance with the Brown Act prior to the meeting date.

Taresa Geilfuss, CMC, City Clerk

PUBLIC PARTICIPATION

Tonight's meeting is a limited public forum. American Canyon promotes respectful and responsible behavior among its meeting participants, whether they are present in person or remotely. Using offensive language or remarks that promote, foster, or perpetuate discrimination based on race, creed, color, age, religion, gender marital status, status regarding public assistance, national origin, physical or mental disability or sexual orientation/gender identification, as well as any other category protected by federal, state or local laws will not be tolerated. In the case of an occurrence, the speaker will be immediately disconnected from the microphone.

City Council and other public meetings will be conducted in person. This meeting is also available via Zoom, is broadcast live to residents on Napa Valley TV, on our [website](#) and on [YouTube](#).

Zoom Link: [Click here](#). **Webinar ID:** 847 1017 1711; **Passcode:** 123456. **Phone in to Zoom:** 408-638-0968

Oral comments, during the meeting: Oral comments can be made in person during Open and Closed Session or through Zoom in Open Session only. On Zoom use the "raise your hand" tool during any public comment period. To avoid confusion, hands raised outside of Public Comment periods will be lowered.

Written comments: Submit written comments by the eComments link, located on the Meetings & Agendas page of our website. eComments are available to council members in real time. To allow for Council review of comments,

eComments will close at 3:00 pm on the day of the meeting.

The above identified measures exceed all legal requirements for participation in public comment, including those imposed by the Ralph M. Brown Act. For more information, please call the Office of the City Clerk at (707) 647-4369 or email cityclerk@americancanyon.gov.

AGENDA MATERIALS: City Council agenda materials are published 72 hours prior to the meeting and are available to the public via the City's website at www.americancanyon.gov.

AMERICANS WITH DISABILITIES ACT: The City Council will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk at 4381 Broadway, Suite 201, American Canyon, CA 94503 or by email to cityclerk@americancanyon.gov. Include your name, address, phone number and brief description of the requested materials, as well as your preferred alternative format or auxiliary aid, at least three calendar days before the meeting.

CITY OF AMERICAN CANYON PROCLAMATION



June 2025 as PRIDE Month

WHEREAS, the City of American Canyon recognizes and proclaims the month of June 2025 as Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) “PRIDE Month” throughout American Canyon; and

WHEREAS, the City of American Canyon observes PRIDE Month with a flag-raising ceremony to honor the history of the LGBTQ liberation movement and to support the rights of all citizens to experience equality and freedom from discrimination; and

WHEREAS, the rainbow flag is widely recognized as a symbol of pride, inclusion, and support for social movements that advocate for LGBTQ people within our community; and

WHEREAS, all human beings are born free and equal in dignity and rights. LGBTQ individuals have made immeasurable impacts on the cultural, civic, and economic successes of our country; and

WHEREAS, the City of American Canyon is committed to supporting visibility, dignity, and equality for LGBTQ people in our diverse community; and

WHEREAS, while society at large increasingly supports LGBTQ equality, it is essential to acknowledge that the need for education and awareness remains vital to end discrimination and prejudice; and

WHEREAS, celebrating PRIDE Month influences awareness and provides support and advocacy for the American Canyon LGBTQ community, and is an opportunity to act and engage in dialogue to strengthen alliances, build acceptance, and advance equal rights; and

NOW, THEREFORE, I, Pierre Washington, Mayor of the City of American Canyon on behalf of the City Council, do hereby proclaim June 2025 as PRIDE Month and that the rainbow flag will be raised for the entire month of June in support of our LGBTQ community to recognize the influential and lasting contributions they continue to make in our vibrant community in which they live, work, and play.

Dated: June 3, 2025

Mayor Pierre Washington



TITLE

Juneteenth Proclamation and Business License Fee Waiver

RECOMMENDATION

Adopt a Minute Order waiving Business License Fees for participants in the 2025 Juneteenth Event.

CONTACT

Jason Holley, City Manager

BACKGROUND & ANALYSIS

Juneteenth is a nationally recognized holiday commemorating the emancipation of enslaved African Americans in the United States. Celebrated annually on June 19th, it honors freedom, resilience, and the ongoing pursuit of equity. In support of this commemoration, the City of American Canyon is partnering with community members and local non-profit organizations to host a Juneteenth celebration that includes cultural performances, educational opportunities, food vendors, and local small businesses. The intent of this action is to promote economic inclusion and community engagement.

As part of the Council's commitment to reducing barriers for small, minority-owned, or emerging businesses that may not otherwise be able to participate due to cost constraints, staff is recommending the temporary waiver of business license fees for those participating solely in the Juneteenth event. This waiver would apply to participants who do not currently hold a business license in the city.

If the City Council approves this recommendation, staff will coordinate with the event organizer to implement the application process. All participants will still be required to complete a business license application and will be issued a license. Event participants receiving the waiver will also be required to comply with all applicable health, safety, and permitting regulations.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Economic Development and Vitality: "Attract and expand diverse business and employment opportunities."

FISCAL IMPACT

The Recommended Action to waive business license application fees and license fees will forgo General Fund revenue by approximately \$500.

ENVIRONMENTAL REVIEW

15378(b) - The action is not a "Project" subject to the California Environmental Quality Act ("CEQA") because it does not qualify as a "Project" under Public Resources Code Sections 21065 and 21080 and in Section 15378(b) of Title 14 of the California Code of Regulations.

ATTACHMENTS:

- [1. Juneteenth Proclamation](#)

CITY OF AMERICAN CANYON PROCLAMATION



Juneteenth Independence Day

WHEREAS, on January 1, 1863, President Lincoln issued the Emancipation Proclamation, declaring that all enslaved people in the rebellious states would be, thenceforward, forever free; and

WHEREAS, President Lincoln believed slavery to be in violation of the principles of the Declaration of Independence and that its abolition represented a “new birth of freedom” for the United States; and

WHEREAS, although President Lincoln signed the Emancipation Proclamation freeing slaves in January 1863, it was not until June 19th, 1865, that Union soldiers arrived in Galveston, Texas, announcing the end of the Civil War and bearing federal orders proclaiming the end of slavery in the South and the Southwestern United States; and

WHEREAS, Juneteenth, or Juneteenth Independence Day, has a special meaning to African Americans which combines the words of June and Nineteenth, commemorating the traditional observance of the end of slavery in the United States and is observed annually on June 19th; and

WHEREAS, Juneteenth is an important opportunity to honor the principles of the Declaration of Independence and celebrate the achievements and contributions African Americans have made and continue to make in American Canyon and across our Nation; and

WHEREAS, on June 15, 2025, in partnership with the American Canyon Arts Foundation and the City of American Canyon, we will be celebrating Juneteenth at Main Street Park. This is an unforgettable community event that celebrates African American heritage, history, and freedom, through cultural ceremonies and activities that reflect the power of community, family, art, and tradition; and

NOW, THEREFORE, I, Pierre Washington, Mayor of the City of American Canyon, on behalf of the City Council, do proclaim June 19th, 2025, as Juneteenth Independence Day. In celebration of this day, I encourage the American Canyon community to attend the Juneteenth celebration on June 15th, 2025, at Main Street Park.

Dated: June 3, 2025

Pierre Washington, Mayor

**CITY OF AMERICAN CANYON
SPECIAL CITY COUNCIL CLOSED SESSION MEETING**

ACTION MINUTES
May 20, 2025

PUBLIC ADDRESS – CLOSED SESSION 3:00 P.M.

CALL TO ORDER

The meeting was called to order at 3:05 p.m.

ROLL CALL

Present: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington

Absent: None.

PUBLIC COMMENT

Mayor Washington opened public comments. Written comments: none. Oral comments: none. The public comment period was closed.

CLOSED SESSION ITEMS

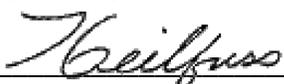
1. Matters Relating to Public Employment - Public Employee Appointment Pursuant to Government Code Section 54957(b). Position: City Attorney

ADJOURNMENT

The meeting was adjourned at 4:30 p.m.

CERTIFICATION

Respectfully Submitted,



Taresa Geilfuss, City Clerk

**CITY OF AMERICAN CANYON
REGULAR CITY COUNCIL MEETING**

ACTION MINUTES
May 20, 2025

4:30 P.M. – CLOSED SESSION

CALL TO ORDER - CLOSED SESSION

The meeting was called to order at 4:33 p.m.

ROLL CALL - CLOSED SESSION

Present: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Vice Mayor Mark Joseph, Mayor Pierre Washington

Absent: Councilmember David Oro

PUBLIC COMMENTS - CLOSED SESSION ITEMS

Mayor Washington opened public comments. Written comments: none. Oral comments: none. The public comment period was closed.

MEETING RECESS - COUNCIL TO CONVENE IN CLOSED SESSION

4:30 P.M. CLOSED SESSION ITEMS

1. Conference with Legal Counsel – Anticipated Litigation. Authorized pursuant to Government Code Section 54956.9 (d)(2). Three (3) Matters.

2. Conference with Legal Counsel - Existing Litigation. Authorized pursuant to Government Code Section 54956.9(d)(1):

- a) City of American Canyon v. City of Vallejo, et al. (Sacramento Superior Court Case No. 34-2022-00327471).
- b) City of Vallejo v. City of American Canyon et al. (Third District Court of Appeal Case No. C102070; formerly Sacramento County Superior Court Case No. 23WM000055).
- c) City of Vallejo v. City of American Canyon et al. (Sacramento County Superior Court Case No. 24WM000078).
- d) City of Vallejo v. City of American Canyon et al. (Marin County Superior Court Case No. CV0003752).

6:30 P.M. OPEN SESSION - REGULAR MEETING

CALL TO ORDER - COUNCIL TO RECONVENE IN OPEN SESSION

The City Council meeting was called to order at 6:38 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL - OPEN SESSION

Present: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Vice Mayor Mark Joseph, Mayor Pierre Washington

Absent: Councilmember David Oro

REPORT ON CLOSED SESSION/CONFIRMATION OF REPORTABLE ACTION

A report on Closed Session and confirmation of reportable action was given by City Attorney William Ross.

PROCLAMATIONS AND PRESENTATIONS

3. Proclamation: Meet Me in the Street with Kids Commerce Program and Business License Fee Waiver

Mayor Washington announced the Meet Me in the Street proclamation. It was received by Valerie Zizak-Morais, President & CEO of the Chamber of Commerce.

Action: Motion to adopt Minute Order 2025-13 waiving Business License Fees for youth participants in the 2025 American Canyon Chamber of Commerce's "Kid's Commerce" program. made by Vice Mayor Mark Joseph, seconded by Councilmember Brando Cruz, and CARRIED by roll call vote.

Ayes: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Vice Mayor Mark Joseph, Mayor Pierre Washington

Nays: None

Abstain: None

Absent: Councilmember David Oro

4. Proclamation: National Public Works Week

Mayor Washington announced the National Public Works Week proclamation. It was received by Public Works Director Erica Ahman Smithies and the staff of Public Works.

5. Proclamation: Memorial Day 2025

Mayor Washington announced the Memorial Day 2025 proclamation. It was received by veterans Hugh Marquez, Sindy Biederman and Beth Marcus.

6. Proclamation: Mental Health Awareness Month

Mayor Washington announced the Mental Health Awareness Month proclamation. It was received by Nathan Hobbs, Assistant Deputy Director of Behavioral Health.

7. Presentation: American Canyon Annual Report from the City of Napa Housing Authority

Council received an American Canyon Annual Report from the Jonathen Sakamoto City of Napa Housing Authority.

8. Presentation: Fair Housing Napa Valley Annual Report

Council received a Fair Housing Napa Valley Annual Report from Patty James, Fair Housing Napa Valley.

9. Presentation: Napa Sonoma ADU Annual Report

Council received a Napa Sonoma ADU Annual Report from Scott Johnson, Director of Napa Sonoma ADU.

PUBLIC COMMENTS - ITEMS NOT ON CLOSED SESSION OR OPEN SESSION AGENDA

Mayor Washington opened public comments. Written comments: none. Oral comments: Jeff Tragger was called to speak; Brenda Knight was called to speak; Ronnie Stewart was called to speak; Scott Meyer was called to speak; Shirley Plum was called to speak; Justin Hamilton Hole was called to speak. The public comment period was closed.

AGENDA CHANGES

There were no changes to the agenda.

CONSENT CALENDAR

Action: Motion to adopt CONSENT CALENDAR made by Vice Mayor Mark Joseph, seconded by Councilmember Melissa Lamattina, and CARRIED by roll call vote.

Ayes: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Vice Mayor Mark Joseph, Mayor Pierre Washington

Nays: None

Abstain: None

Absent: Councilmember David Oro

Excused: None

10. Minutes of May 6, 2025

Action: Approved the minutes of the regular City Council meeting of May 6, 2025.

11. Report Upon Return from Closed Session

Action: Approved the Report Upon Return from Closed Session for the meeting of May 20, 2025.

12. Notice of Completion for Playground Replacement Project (PR21-0100)

Action: Adopted Resolution 2025-32 accepting the Playground Replacement Project (PR21-0100) for Linwood Park, Via Bellagio Park, and Northampton Park as complete and authorizing the Public Works Director to file a Notice of Completion (2025-08-R).

13. Quarterly Investment Report for City and Fire District for Fiscal Year 2024-25 Quarter 3

Action: Received and filed the City and Fire District's Treasurer's Report for the quarter ended March 31, 2025.

14. MTC Resolution of Local Support

Action: Adopted Resolution 2025-33 authorizing the filing of an application for funding assigned to MTC and committing any necessary matching funds and stating assurance to complete the Melvin Road Pavement Rehabilitation Project (TR27-0100).

15. ECS Imaging, Inc. 5-year Agreement for Laserfiche Cloud Software

Action: Adopted Resolution 2025-34 approving Amendment No. 1 (Agreement 2025-68) to Agreement No. 2022-77 with ECS Imaging, Inc., extending cloud-based Laserfiche software services through June 2030, in an amount not to exceed \$189,810.

16. Granicus, LLC. 3-Year Agreement for Government Transparency Suite Software

Action: Adopted Resolution 2025-35 a resolution approving Amendment No. 3 (Agreement 2025-69) to Agreement No. 2018-163 with Granicus, LLC. extending website and meeting management services through June 2028, in an amount not to exceed \$112,950.

17. Canyon Estates Public Improvements Final Acceptance

Action: Adopted Resolution 2025-36 for final acceptance of the public improvements associated with the Canyon Estates Project.

PUBLIC HEARINGS

18. General Plan Comprehensive Update, Environmental Impact Report, and Zoning Code Amendment

Council received a General Plan Comprehensive Update, Environmental Impact Report, and Zoning Code Amendment staff report and presentation from Community Development Director Brent Cooper. Mayor Washington opened the public hearing and called for public comments. Written comments received from: Scott Thomason; Napa Climate Now. Oral comments: Maia Medalalle was called to speak; Madeline Chiu was called to speak; Sophie Wassef was called to speak; Arua Adhme was called to speak; Mr. Wilson was called to speak; Kate Bit was called to speak; Justin Hamilton Hole was called to speak; CJ Mintalar was called to speak; The public comments period and public hearing were closed.

Action: Motion to adopt Resolution 2025-37 to: (i) Certify the Comprehensive Technical General Plan Update Final Environmental Impact Report (SCH # 2022070038), (ii) Adopt CEQA Findings of Fact and a Statement of Overriding Considerations, and (III) Adopt a Mitigation Monitoring and Reporting Program made by Vice Mayor Mark Joseph, seconded by Councilmember Brando Cruz, and CARRIED by roll call vote.

Ayes: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Vice Mayor Mark Joseph, Mayor Pierre Washington

Nays: None

Abstain: None

Absent: Councilmember David Oro

Action: Motion to adopt Resolution 2025-38 adopting the Comprehensive 2040 Technical General Plan Update and Policies to sustain compliance with the 2024 Napa County Airport Land Use Compatibility Plan amending section 9.2 to include the word public and adding language “to achieve its goal of net zero climate pollution by 2030” made by Vice Mayor Mark Joseph, seconded by Councilmember Brando Cruz, and CARRIED by roll call vote.

Ayes: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Vice Mayor Mark Joseph, Mayor Pierre Washington

Nays: None

Abstain: None

Absent: Councilmember David Oro

Action: Motion to adopt Waived the first reading, read by title only, and adopted Ordinance 2025-02 amending the Zoning Code, American Canyon Title 19 to be consistent with the General Plan and the Napa County Airport Land Use Compatibility Plan. made by Vice Mayor Mark Joseph, seconded by Councilmember Brando Cruz, and CARRIED by roll call vote.

Ayes: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Vice Mayor Mark Joseph, Mayor Pierre Washington

Nays: None

Abstain: None

Absent: Councilmember David Oro

BUSINESS

19. Engineer's Report for Citywide LLAD Fiscal Year 2025/26

Council received an Engineer's Report for Citywide LLAD Fiscal Year 2025/26 staff report from Public Works Director Erica Ahman Smithies. Mayor Washington opened public comments. Written comments: none. Oral comments: none. The public comment period was closed.

Action: Motion to adopt Resolution 2025-39 initiating proceedings, preliminarily approving the Fiscal Year 2025/26 Annual Engineer's Report, declaring the intention to levy and collect annual assessments, and setting the Public Hearing for consideration of the American Canyon Landscaping and Lighting Assessment District assessments for FY2025/26 for June 3, 2025, at 6:30 p.m. in the Council Chambers made by Councilmember Brando Cruz, seconded by Vice Mayor Mark Joseph, and CARRIED by roll call vote.

Ayes: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Vice Mayor Mark Joseph, Mayor Pierre Washington

Nays: None

Abstain: None

Absent: Councilmember David Oro

20. Contract Award for the Green Island Road Reconstruction and Widening Project (TR16-0700)

Council received a Contract Award for the Green Island Road Reconstruction and Widening Project (TR16-0700) staff report from Public Works Director Erica Ahman Smithies. Mayor Washington opened public comments. Written comments: none. Oral comments: none. The public comment period was closed.

Action: Motion to adopt Resolution 2025-40 amending the FY2024-25 Capital Budget and increasing the FY24-25 Budget from \$13,791,725 to \$16,353,725; awarding a construction contract (Agreement 2025-70) to O.C. Jones & Sons, Inc. in the amount of \$12,116,149; authorizing the City Manager to enter into an agreement (Agreement 2025-71) with Consor North America, Inc. for Construction Management Services in an amount not to exceed \$1,102,000; and authorizing the Public Works Director to approve Contract Change Orders in an aggregate amount not to exceed the Construction Budget in conjunction with the Green Island Road Reconstruction and Widening Project (TR16-0700). made by Vice Mayor Mark Joseph, seconded by Councilmember Melissa Lamattina, and CARRIED by roll call vote.

Ayes: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Vice Mayor Mark Joseph, Mayor Pierre Washington

Nays: None
Abstain: None
Absent: Councilmember David Oro

21. Fiscal Year 2025-26 Proposed Budget

Council received a Fiscal Year 2025-26 Proposed Budget staff report and presentation from Assistant City Manager Juan Gomez with Finance Director Jemelyn Cruz. Mayor Washington opened public comments. Written comments: none. Oral comments: none. The Public Comment period was closed. No action was taken on this matter.

MANAGEMENT AND STAFF ORAL REPORTS

There were no management and staff oral reports.

MAYOR/COUNCIL COMMENTS AND COMMITTEE REPORTS

The mayor and council members provided oral reports and announced items of community interest.

22. Council Committee Report - Mayor Pierre Washington

FUTURE AGENDA ITEMS

23. Future Agenda Items of Note

Action: Motion to add to a future agenda item considering the waiver of business license fees for participants of the Juneteenth event to the June 3, 2025 agenda, and to review all special event fees at a later meeting date made by Vice Mayor Mark Joseph, seconded by Councilmember Melissa Lamattina, and CARRIED by roll call vote.

Ayes: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Vice Mayor Mark Joseph, Mayor Pierre Washington

Nays: None

Abstain: None

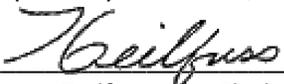
Absent: Councilmember David Oro

ADJOURNMENT

The meeting was adjourned at 9:56 p.m.

CERTIFICATION

Respectfully Submitted,



Taresa Geilfuss, City Clerk

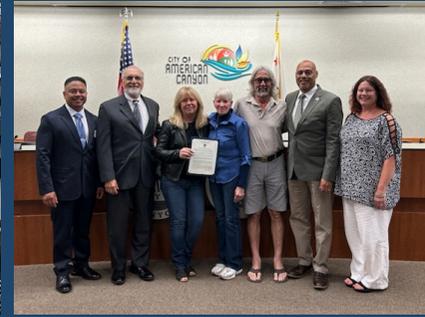


City Council Community Update

MAY 20, 2025 CITY COUNCIL MEETING

Proclamations

- **Meet Me in the Streets and Kids Commerce Business Fee Waiver:** Valerie Zizak-Morais, President and CEO of the American Canyon Chamber of Commerce, received the Meet Me in the Streets proclamation. Local youth entrepreneurs received the Kids Commerce Business Fee Waiver proclamation.
- **Public Works Week:** Public Works Director Erica Ahmann Smithies and the City's Public Works staff received the proclamation.
- **Memorial Day:** Veterans Hugh Marquez and Beth Marcus, along with dedicated community member Sindy Biederman, received the proclamation
- **Mental Health Awareness Month:** Nathan Hobbs, Assistant Deputy Director of Behavioral Health at Napa County Behavioral Health, received the proclamation.



Presentations

Received the American Canyon Annual Report from the Napa County Housing Authority, the Fair Housing Napa Valley Annual Report and the Napa Sonoma ADU Annual Report.

City Actions

- Received public comments on the General Plan Comprehensive Update, Environmental Impact Report and Zoning Code Amendment.
- Adopted a resolution initiating proceedings, preliminarily approving the FY 2025-26 Annual Engineer's Report.
- Awarded a contract for the Green Island Road Reconstruction and Widening Project.
- Reviewed and discussed the FY 2025-26 Proposed Budget.

Next time...

Join our **June 3** meeting to learn more about:

- Pride Month and Juneteenth
- FY 2025-26 Final Budget
- An update from Supervisor Ramos
- and more!

View presentations, agenda packets and meeting details:



William D. Ross
David P. Schwarz
Kypros G. Hostetter
Christina M. Bellardo

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Palo Alto, California 94306
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www.lawross.com

Los Angeles Office:
11420 Santa Monica Blvd
#25532
Los Angeles, CA 90025

File No: 199/6

May 23, 2025

VIA E-MAIL

The Honorable Pierre Washington, Mayor
and Members of the City Council
City of American Canyon
4381 Broadway, Suite 201
American Canyon, CA 94503

Re: Report Upon Return from Closed Session; Regular City Council Closed Session Meeting of the American Canyon City Council of May 20, 2025

Dear Mayor Washington and Members of the City Council:

This communication sets forth reportable action, if any, of the City Council (“Council”) of the City of American Canyon (“City”), consistent with provisions of the Ralph M. Brown Opening Meeting Act (Government Code Section 54950, *et seq.*) resulting from the Closed Session of the Regular City Council Closed Session Meeting of May 20, 2025, consistent with Government Code Section 54957.1.

Mayor Washington, Vice Mayor Joseph, Council Members Cruz and Lamattina convened order in Open Session at 4:33 p.m. and after ascertaining that there were no public comments on the matters agendized for Closed Session consideration, adjourned to Closed Session at 4:34 p.m. to address the Closed Session Agenda.

There were two (2) matters were agendized for Closed Session consideration:

1. Conference with Legal Counsel – Anticipated Litigation Authorized pursuant to Government Code Section 54956.9(d)(2). Three (3) Matters.
2. Conference with Legal Counsel – Existing Litigation. Authorized Pursuant to Government Code Section 54956.9(d)(1)
 - a. *City of American Canyon v. City of Vallejo, et al.* (Sacramento Superior Court Case No. 34-2022-00327471).
 - b. *City of Vallejo v. City of American Canyon et al.* (Third District Court of Appeal Case No. C102070; formerly Sacramento County Superior Court Case No. 23WM000055).

The Honorable Pierre Washington, Mayor
and Members of the City Council
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- c. *City of Vallejo v. City of American Canyon et al.* (Sacramento County Superior Court Case No. 24WM000078).
- d. *City of Vallejo v. City of American Canyon et al.* (Marin County Superior Court Case No. CV0003752).
- e. *City of American Canyon v. Rudy Ornelas Jr.* (Napa County Superior Court Case No 25CV000776).

With respect to one of the matters considered under Closed Session Agenda Item No. 1., there was reportable action in the form of notification under City Municipal Code Section 2.20.010(D) of the retention of Christian Marsh, Esq. of Stoel Rives LLP, for review of the permit and regulatory approval and reimbursement requirements associated with the implementation of the Watson Ranch Specific Plan Project. Except as indicated, there was other no reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(2).

With respect to the remaining two (2) matters considered under Closed Session Agenda Item No. 1., there was no reportable action with respect to two (2) of the matters considered under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(2).

With respect to Closed Session Agenda Item Nos. 2.a., 2.b. and 2.c., there was no reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(1).

With respect to Closed Session Agenda Item No. 2.d., it was indicated that there would be opposition to the Notice Depositions of Mayor Pierre Washington, Vice Mayor Mark Joseph, Council Member David Oro, City Manager Jason Holley, and the Subpoena Depositions of former Mayor Leon Garcia, former Council Member Mariam Aboudamous, Fran Lemos, and the requested Depositions of Buzz Oates Counsel Jim Moose and City Attorney Bill Ross. Except as indicated, there was no other reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(1).

The Closed Session concluded at 6:30 p.m.

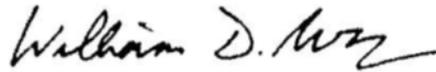
After convening in Open Session, City Attorney Ross stated that a written report upon return from Closed Session consistent with Government Code Section 54957.1 would be prepared concerning the matters agendized for Closed Session review.

This communication should be reviewed under the Consent portion of the Agenda of your next Regular or Special City Council Meeting.

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and Members of the City Council
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Should you have questions concerning this Report, it may be taken off the Consent calendar when agendized in the future, or our office may be contacted in the interim.

Very truly yours,

A handwritten signature in black ink, appearing to read "William D. Ross". The signature is fluid and cursive, with a long horizontal stroke at the end.

William D. Ross
City Attorney

WDR:jf

cc: Jason B. Holley, City Manager
Juan Gomez, Assistant City Manager
Taresa Geilfuss, City Clerk



TITLE

Napa Pasture Protein Grazing Agreement Amendment No. 1

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to enter into Amendment No. 1 to Agreement No. 2024-71 with Napa Pasture Protein, increasing the contract amount \$118,000, for a total amount not to exceed \$236, 000 for Fiscal Year 25/26 citywide grazing.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director

BACKGROUND & ANALYSIS

On May 21, 2024, City Council awarded Napa Pasture Protein Agreement No. 2024-71 for citywide grazing in Fiscal Year 2024/25 with the option to renew on an annual basis for up to four additional years based on budget appropriations. The grazing contract included funding from Napa Firewise with their commitment to fund a second year. City staff including the Fire District see the grazing program as successful and recommends renewing the contract a second year.

The overall goal of the program is to improve defensible space of the surrounding residential areas by reducing the fire load and forest understory as well as taking a more sustainable approach in vegetation management for the City. The sheep are not only able to get into areas that City work forces would not have been able to access without regulatory permits, they also have brought regular positive feedback from around the community.

Napa Pasture Protein's proposal will continue to include a dedicated herd of animals, that may consist of sheep, goats, and a livestock guardian animal or two, to graze approximately 218+ acre of the open space and park areas as identified on the attached maps. The herd will follow a path grazing from space to space in a rotational method throughout the year. They will pass through some of the spaces multiple times per year, to control the vegetation for ecological health, fire safety, and for safe public usage.

When grazing sites have multiple passes, the benefits are greater noxious weed control, decreased fire fuels, and improved soil health. This is due in part to the benefits achieved during different seasons and vegetation phases. Additional benefits include improved carbon sequestering,

decreased surface water loss, and improved wildlife habitats.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Outdoors and Recreation: "Expand opportunities for use of outdoor recreation and an active and healthy lifestyle."

FISCAL IMPACT

The 2024 proposal for the citywide grading contract was for \$218,000 with options to renew on an annual basis up to 5 years based on future budget appropriations. Napa Firewise contracted directly with Napa Pasture Protein for \$100,000 with the City contributing the remaining \$118,000 for Fiscal Year 2024/25.

Napa Firewise has committed to a second year of funding for the same overall contract amount therefore City staff is recommending Amendment No. 1 for fiscal year 2025/26 for an amount of \$118,000 to continue the grazing contract through June 30, 2026.

Napa Pasture Protein has divided the entire contract amount of \$218,000 to be spread out over a 12-month period so the City's expenditures are anticipated to begin in October 2025 therefore a budget appropriation is not needed at this time to renew the contract.

Funding for this agreement is included in the proposed FY 2025/26 Budget in the amount of \$118,000. The funding source for this contract will be split among multiple operations as the grazing will be taking place on City open spaces located at various facilities, parks, right of way and watershed areas. The FY2025/26 budget will be allocated through the following funding sources:

- Fund 210 Measure A
- Fund 261, LLAD Zone 2
- Fund 252, Newell Open Space
- Fund 100, General Fund.
- Fund 540, Wastewater Enterprise

ENVIRONMENTAL REVIEW

15378(b) - The action is not a "Project" subject to the California Environmental Quality Act ("CEQA") because it does not qualify as a "Project" under Public Resources Code Sections 21065 and 21080 and in Section 15378(b) of Title 14 of the California Code of Regulations.

ATTACHMENTS:

- [1. Resolution - Napa Pasture Protein Amendment 1](#)
- [2. Citywide Grazing Plan](#)

RESOLUTION NO. 2025-

AUTHORIZING THE CITY MANAGER TO ENTER INTO AMENDMENT NO. 1 TO AGREEMENT NO. 2024-71 WITH NAPA PASTURE PROTEIN, INCREASING THE CONTRACT AMOUNT \$118,000, FOR A TOTAL AMOUNT NOT TO EXCEED \$236, 000 FOR FISCAL YEAR 25/26 CITYWIDE GRAZING

WHEREAS, on May 21, 2024, City Council awarded Napa Pasture Protein Agreement No. 2024-71 for citywide grazing in Fiscal Year 2024/25 with the option to renew on an annual basis for up to four additional years based on budget appropriations; and

WHEREAS, the overall goal of the program is to improve defensible space of the surrounding residential areas by reducing the fire load and forest understory as well as taking a more sustainable approach in vegetation management for the City; and

WHEREAS, City staff including the Fire District see the grazing program as successful and recommend renewing the contract a second year; and

WHEREAS, Napa Firewise has committed \$100,000 for a second year of grazing for 2025 and has contracted directly with Napa Pasture Protein; and

WHEREAS, Amendment No. 1 is for an amount of \$118,000 to complete a second year of citywide grazing for Fiscal Year 2025/26; and

WHEREAS, funding for the second year of citywide grazing has been included in the proposed Fiscal Year 2025/26 Budget in the amount of \$118,000 from the following fund accounts: Fund 210 Measure A, Fund 261, LLAD Zone 2, Fund 252, Newell Open Space, Fund 100, General Fund, and Fund 540, Wastewater Enterprise.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby authorizes the City Manager to enter into Amendment No. 1 to Agreement No. 2024-71 with Napa Pasture Protein, increasing the contract amount \$118,000, for a total amount not to exceed \$236, 000 for Fiscal Year 25/26 citywide grazing.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 3rd day of June, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Pierre Washington, Mayor

ATTEST:

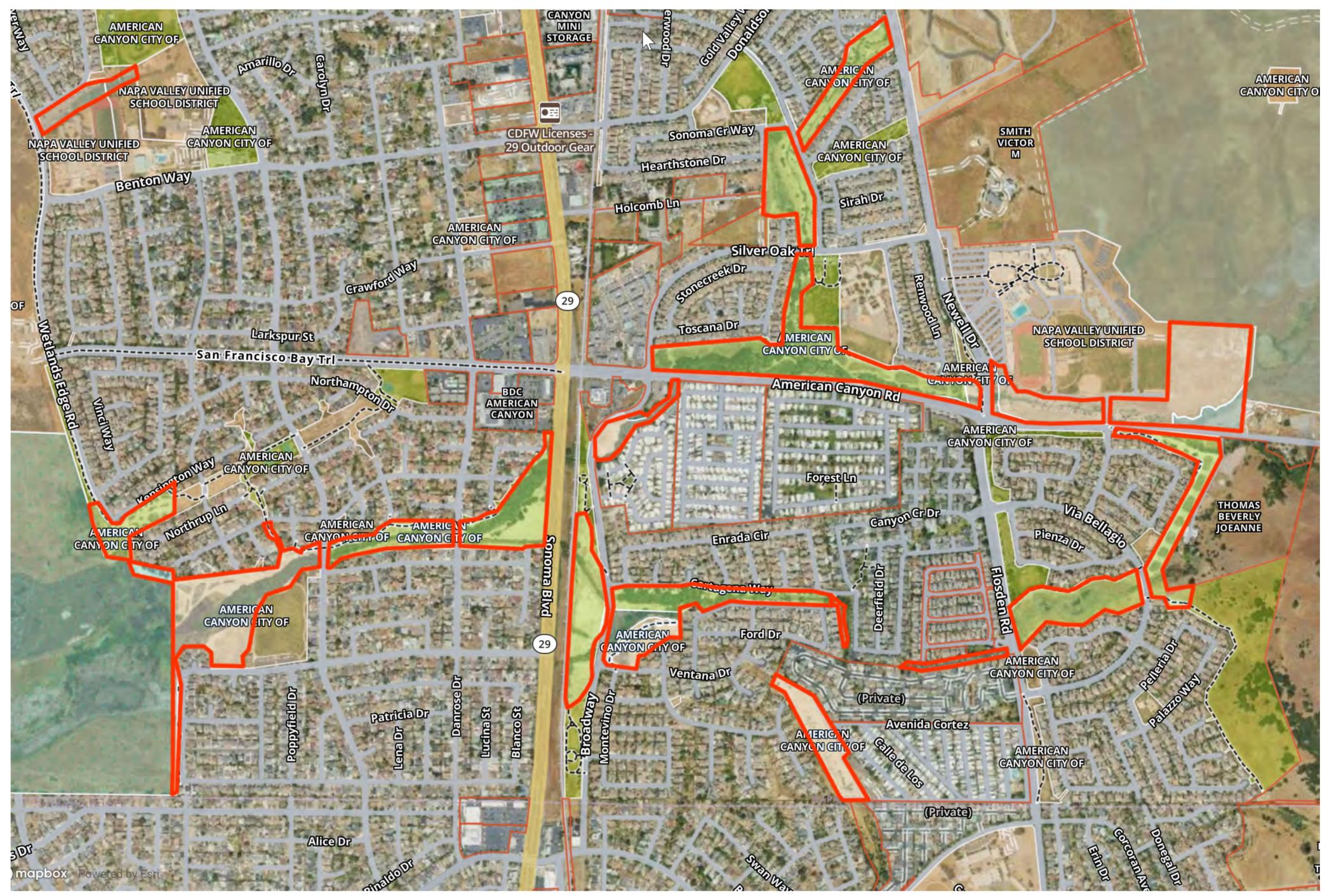
APPROVE AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney

GRAZING PLAN

FOR THE
City of American Canyon
 LOCATED AT
 City of American Canyon



PREPARED BY:
NAPA PASTURE PROTEIN
 1609 CAPELL VALLEY ROAD
 NAPA, CA 94558
 (707) 287-5717
 CORI@NAPAPASTUREPROTEIN.COM
 NAPAPASTUREPROTEIN.COM

REV. #	DESCRIPTION	DATE

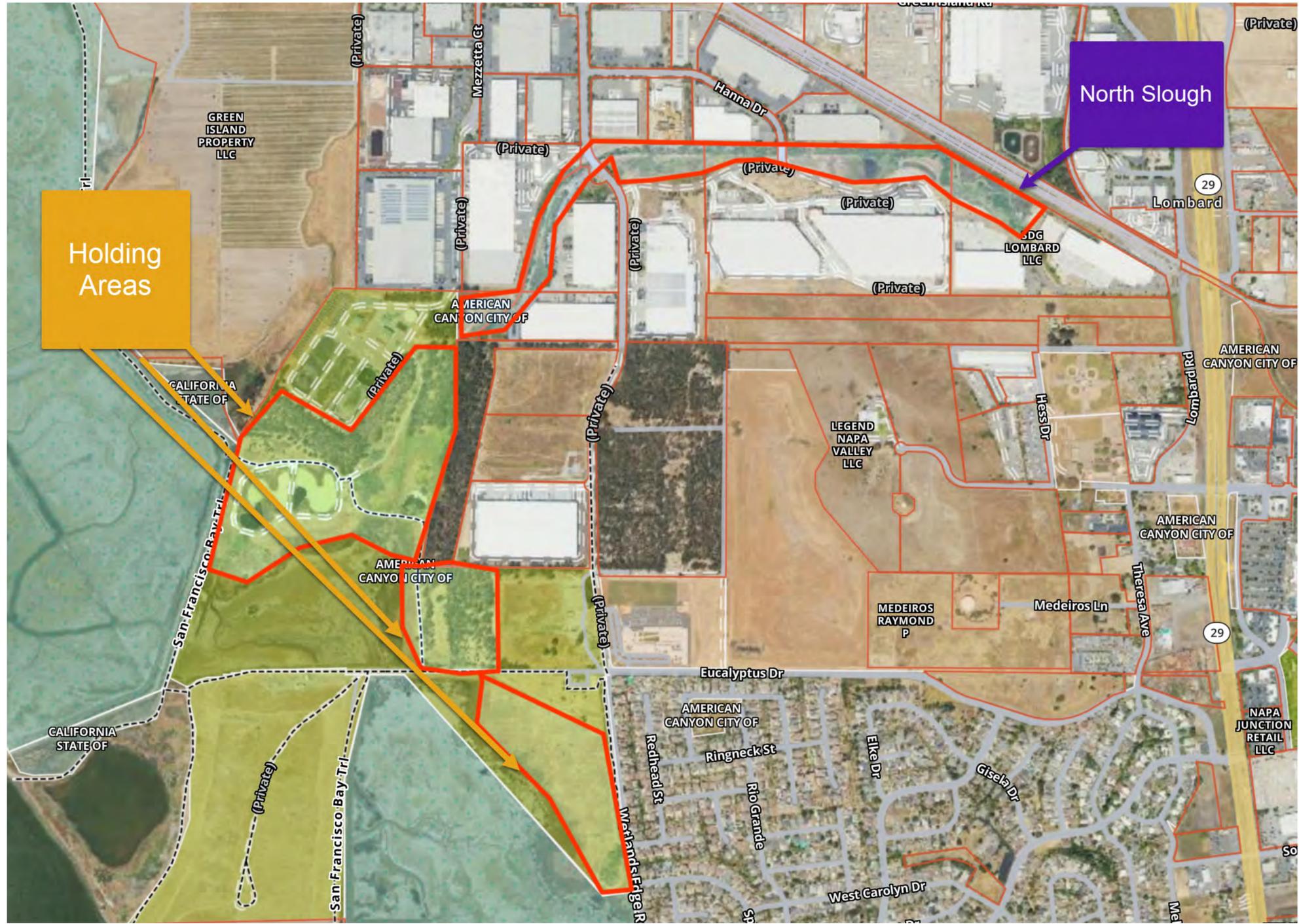
PROJECT INFO:
City of American Canyon

SHEET NAME:
GRAZING PLAN

SHEET:
1
 OF 1

GRAZING PLAN

FOR THE
City of American Canyon
 LOCATED AT
 City of American Canyon



PREPARED BY:
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 NAPAPASTUREPROTEIN.COM

REV. #	DESCRIPTION	DATE

PROJECT INFO:
 City of American Canyon

SHEET NAME:
GRAZING PLAN

SHEET:
2
 OF 1



TITLE

Annual Communications Services Agreement

RECOMMENDATION

Adopt a Resolution of the City Council of the City of American Canyon authorizing the City Manager to execute an agreement with Tripepi Smith for strategic communications, graphic design, and marketing support services in the amount not to exceed \$233,000 for Fiscal Year 2025/26, contingent on budget adoption for Fiscal Year 2025/26.

CONTACT

Alexandra Ikeda, Parks and Recreation Director

BACKGROUND & ANALYSIS

American Canyon regularly communicates with residents, businesses, community partners, and organizations about a variety of important topics, including emergency preparedness, City policy, traffic, public safety, events, capital improvement program projects, community development, and key areas of interest. These efforts require professional support in graphic design, marketing, and strategic communications.

As the City's communication needs continue to grow, staff have engaged Tripepi Smith, a marketing and communications firm that specializes in serving local governments, to provide strategic support in public affairs, marketing, and communications. With their expertise, the City has enhanced its communication capabilities by introducing quarterly planning meetings, developing a content calendar, and creating a comprehensive Strategic Communications Plan. Tripepi Smith has also provided critical assistance with crisis communications and outreach, which includes the development and distribution of the bi-weekly City Council Recap email that is sent to registered citizens, assistance with daily website updates, and the creation and distribution of social media content.

Tripepi Smith has played a key role in producing high-impact communication materials in FY2024/25, including the State of the City Roadshow and Report, the Annual Communications Report, the Annual Police Report, the Annual Water Quality Report, the City's award winning seasonal Parks and Recreation Activity Guides, as well as the Budget Book and Budget In-Brief. These resources help promote transparency, build community trust, and ensure that residents are well-

informed about City services and priorities.

As the City continues to prioritize clear and consistent communication about its programs and services, Tripepi Smith remains a valuable partner. Authorizing the City Manager to enter into a formal agreement with Tripepi Smith will ensure that the City can continue using their expertise to support our communication efforts and meet the community's expectations for staying informed and having transparent, accessible government services.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT

Funding to implement the recommended action is included in the proposed Fiscal Year 2025/26 budget from the following line items:

Communications	100-10-760-42190	\$194,000
Water	510-50-560-42160	\$ 10,000
Wastewater	540-50-570-42160	\$ 10,000
Recycled Water	580-50-590-42160	\$ 4,000
Wastewater Environmental	540-50-585-42160	\$ 15,000

ENVIRONMENTAL REVIEW

Not applicable

ATTACHMENTS:

- 1. [Tripepi Smith Scope of Work and Estimate](#)
- 2. [Resolution: Tripepi Smith](#)

SCOPE OF WORK

The Tripepi Smith scope remains the same as that outlined in the current agreement with the City of American Canyon: Tripepi Smith will continue to support the City with content development, graphic design, website support, photography, videography, social media management, crisis communication support, strategic communications planning and other projects as requested.

ESTIMATED COSTS OF ENGAGEMENT

The 2024-2025 agreement and subsequent amendment authorized up to \$259,000. As the City of American Canyon anticipates a need for a similar or greater level/extent of services in 2025-2026, Tripepi Smith recommends a budget of \$271,950.

Tripepi Smith will apply the below rates and fees, as applicable, in delivering upon the scope. Please note that in accordance with the current agreement, Tripepi Smith hourly rates are increased by 5% or the national BLS Consumer Price Index – whichever is higher – on the anniversary of the contract, which began June 1, 2024. Beginning June 1, 2025, the below updated hourly rates will go into effect:

	Hourly - Standard
Principal	\$331
Director	\$226
Art/Creative Director	\$226
Senior Business Analyst	\$173
Business Analyst	\$126
Junior Business Analyst	\$105
Senior Videographer/Animator	\$173
Senior Photographer	\$152
Photographer/Videographer	\$116
Junior Photographer/Videographer	\$100
Senior Graphic Designer	\$163
Graphic Designer	\$116
Junior Graphic Designer	\$100
Web Developer	\$173
Junior Web Developer	\$100

Drone Operator	\$173
Council Chamber A/V Operator	\$100

Annual Increase

Please note that these hourly rates are discounted compared to Tripepi Smith’s standard rates for Ad Hoc work and represent a fifth year of discounted rates, which began in FY 2020-21 at the City’s request due to financial hardship.

Tripepi Smith will increase the hourly rates and retainer fees for all resources by five percent (5%) or the [national BLS Consumer Price Index](#) — whichever is higher — each year on the anniversary of the contract, starting on the first anniversary of any multi-year contract. Otherwise, new rates will be negotiated with each new contract renewal period.

Billing

Time at Tripepi Smith is billed in 15-minute increments — i.e., we invoice our time in the following examples: 1.25, 0.75, 4.0 or 6.5 hours. Fixed (One-Time) deliverables are billed on a previously agreed-upon payment schedule. Terms are net 30 days.

Other Costs

Tripepi Smith has related service fees that may come up during our engagement, detailed below.

Travel Costs

Travel costs must be pre-authorized and then will be reimbursed by the client for any requested travel to complete a requested scope of work. Travel costs may include airfare, lodging, car rentals and gas. Additionally, when client work requires that we be onsite, we will invoice for a resource’s travel time at 50% of the resource’s hourly rate.

Equipment Costs

Tripepi Smith offers some services that require equipment, such as drone operations and video production. As such, in those cases, the following rates apply:

	Half Day (Under 4 Hours)	Full Day (4+ Hours)
 Video	\$400	\$600
 Drone	\$500 – Flat Fee	

Music and Video Licensing (New in 2025)

Sometimes the client will want Tripepi Smith to apply music or use stock imagery/video while producing video. In these cases, we will need to apply licensing fees of approximately \$100 per song and \$200 if we use stock video imagery. This will provide a license for the use of the music and video footage to Tripepi Smith and its clients.

Service Fees

Tripepi Smith prefers that clients pay service providers directly to avoid unnecessary administrative costs. You should also know, however, that we have no economic interest in service providers, unless otherwise specified in this proposal.

If a client asks Tripepi Smith to pay for a service provider bill, we will apply a 10% agency fee to the reimbursement expense. Typical service fees include, but are not limited to: print, mailing, digital advertising, media placements, voiceovers, translations and closed captions.

RESOLUTION NO. 2025 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH TRIPEPI SMITH FOR STRATEGIC COMMUNICATIONS, GRAPHIC DESIGN, AND MARKETING SUPPORT SERVICES IN THE AMOUNT NOT TO EXCEED \$233,000 FOR FISCAL YEAR 2025/26.

WHEREAS, the City of American Canyon regularly communicates to the members of the community utilizing multiple reports, mediums, and formats; and

WHEREAS, the City has been working closely with Tripepi Smith since 2019 to provide strategic communications, graphic design, and marketing support; and

WHEREAS, Tripepi Smith has assisted the City in enhancing its communication efforts through content planning, strategic communications planning, social media, website content, email communications, and high-impact publications such as the State of the City Report, Annual Police Report, and seasonal Parks and Recreation Activity Guides; and

WHEREAS, continued engagement of Tripepi Smith will help the City maintain clear, consistent, and proactive communication to meet the community’s expectations for transparency and access to information about City services and programs; and

WHEREAS, funding to implement the recommended action is included in the Fiscal Year 2025/26 Annual Budget in the following line items:

Communications	100-10-760-42190	\$194,000
Water	510-50-560-42160	\$ 10,000
Wastewater	540-50-570-42160	\$ 10,000
Recycled Water	580-50-590-42160	\$ 4,000
Wastewater Environmental	540-50-585-42160	\$ 15,000

WHEREAS, consistent with the “A/B/C Test” stipulated by the Dynamex Operations West Inc. v. Superior Court (Case No. S222732), Tripepi Smith is an independent contractor free from the control or direction of the City in connection with the performance of the work, who performs work that is outside the usual course of the City’s business and is customarily engaged in an independently established trade, occupation, or business of the same nature as the work performed by the City.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon approves an agreement for Fiscal Year 2025/26 for strategic communications, graphic design, and marketing support services with Tripepi Smith in an amount not to exceed \$233,000.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby determines that Tripepi Smith is free from the control and direction of the City in connection with the performance of the work, both under the agreement for the performance of such work and in fact.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby determines that Tripepi Smith performs work that is outside the usual course of the City’s business.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby determines that Tripepi Smith is customarily engaged in an independently established trade, occupation, or business of the same nature as the work performed for the City.

PASSED, APPROVED, and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 3rd day of June, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Pierre Washington, Mayor

ATTEST:

Taresa Geilfuss, City Clerk

William D. Ross, City Attorney



TITLE

General Plan Municipal Code Consistency Updates

RECOMMENDATION

Waive final reading, read by title only, and adopt an Ordinance amending the Zoning Code, American Canyon Title 19 to be consistent with the General Plan and the Napa County Airport Land Use Compatibility Plan.

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

On May 20, 2025, the City Council approved the first reading of an Ordinance approving Municipal Code updates to maintain consistency with the General Plan and the Napa County Airport Land Use Compatibility Plan.

The Rezoning will adjust the zoning map for certain properties to open space and public zoning districts, aligning land use with the General Plan and incorporate maps and procedures from the 2024 Napa County Airport Land Use Compatibility Plan. If the final reading is approved, the Ordinance will become effective 30 days later on July 3, 2025. A copy of the Ordinance is included as Attachment 1.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT

The City is required to update the Municipal Code as a component to the General Plan update which was included in the current fiscal year budget.

ENVIRONMENTAL REVIEW

The Municipal Code Updates are exempt from environmental review under CEQA because the

amendments are consistent with State law that require the Municipal Code to be consistent with the General Plan and local Airport Land Use Compatibility Plan.

ATTACHMENTS:

1. [Zoning Ordinance for the General Plan Update](#)
1. [Exhibit A Chapter 19.55 Airport Land Use Compatibility](#)

ORDINANCE NO. 2025-XX

AN ORDINANCE AMENDING THE ZONING CODE, AMERICAN CANYON TITLE 19 TO BE CONSISTENT WITH THE GENERAL PLAN OF THE CITY OF AMERICAN CANYON AND THE NAPA COUNTY AIRPORT LAND USE COMPATIBILITY PLAN

WHEREAS, pursuant to Section 65300 of the State Planning and Zoning Law, the City of American Canyon (City) has adopted a General Plan to provide comprehensive long-range planning and a blueprint of the City's future form, including land use and circulation maps that specify the roadway network and the distribution of types and intensities of land; and

WHEREAS, amendments to the General Plan land use necessitate changes to the Zoning Map to provide land use consistency pursuant to Gov. Code § 65860; and

WHEREAS, Zoning Map amendments needed to provide consistency with the General Plan include the effective parcels, and Zoning Map amendments; and

WHEREAS, the City prepared a Draft Environmental Impact Report (Draft EIR) (SCH No. 2022070038) for the 2040 General Plan; and

WHEREAS, prior to recommending adoption of the 2040 General Plan, the Planning Commission reviewed and considered the analysis contained in the Final EIR. By separate resolution, the Planning Commission recommended that the City Council: (1) certify the Final EIR, (2) adopt CEQA Findings for Significant Environmental Impacts and a Statement of Overriding Considerations, and (3) adopt the Mitigation Monitoring and Reporting Program for the 2040 General Plan; and

WHEREAS, the proposed Zoning Code Amendments are a contemplated "Project Approval" under the Program EIR; and

WHEREAS, on March 27, 2025, the Planning Commission conducted a duly-noticed public hearing to evaluate the zoning code amendments and determined that based on all the evidence presented, including, but not limited to, written and oral testimony given at meetings, it is appropriate to recommend that the City Council approve the zoning code amendments to ensure consistency with the Comprehensive Technical General Plan Update and the 2024 Napa County Airport Land Use Compatibility Plan; and

WHEREAS, on April 15, 2025, the City Council conducted a workshop to evaluate the Comprehensive Technical General Plan Update, Final EIR, and Zoning Code Amendments; and

WHEREAS, on May 7, 2025, the Napa County Airport Land Use Commission determined that the proposed General Plan Update is consistent with the Napa County Airport Land Use Compatibility Plan; and

WHEREAS, on May 20, 2025, the City Council conducted a duly-noticed public hearing to evaluate the Zoning Code Amendments and determined that based on all the evidence presented, including, but not limited to, written and oral testimony given at meetings, it is appropriate to recommend that the City Council approve the Zoning Code Amendments to ensure consistency with the Comprehensive Technical General Plan Update and the 2024 Napa County Airport Land Use Compatibility Plan.

NOW, THEREFORE, BE IT ORDAINED that the foregoing recitals are true and correct and are included herein by reference as findings.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of American Canyon having considered all the evidence, including any submitted by member of the public, hereby amends specific parcels on the Official Zoning Map (American Canyon Municipal Code (ACMC) Chapter 19.03) to provide consistency between the General Plan Land Use Map and the Zoning Ordinance in accordance with the following table:

No.	APN	Acres	General Plan 2040 Designation	Current Zoning District	Proposed Zoning District	Property Description
a.	058-030-067	15.11	Public	Recreation	Public	Napa Junction School
b.	058-270-001	3.55	Public	RE	Public	City Water Tank
c.	058-613-009	2.01	Public	RS8000	Public	Gadwall Park
d.	058-040-036	11.88	Open Space	RS8000	Open Space	Bay Trail
e.	058-040-043	0.51	Public	RS8000	Public	AC Middle School
f.	058-040-032	9.12	Public	RS8000	Public	AC Middle School
g.	058-571-014	5.39	Open Space	RS6500	Open Space	PGE Easement
h.	058-511-004	0.93	Open Space	RS6500	Open Space	PGE Easement
i.	058-562-020	7.24	Open Space	RS6500	Open Space	AC Creek
j.	058-515-023	1.66	Open Space	RS6500	Open Space	AC Creek
k.	058-562-021	4.71	Public	RS6500	Public	Kimberly Park Phase 2
l.	059-412-001	1.07	Public	SPI:SF	Public	Fire/Police Station
m.	059-401-001	1.01	Public	SPI:SF	Public	Fire/Police Station
n.	059-412-002	1.0	Public	SPI:SF	Public	Shenandoah Park
o.	059-401-002	3.81	Public	SPI:SF	Public	Shenandoah Park
p.	059-040,064	4.85	Open Space	SPI:SF	Open Space	Newell Creek
q.	059-040-060	5.54	Open Space	SPI:SF	Open Space	Newell Creek
r.	059-040-061	2.94	Open Space	SPI:SF	Open Space	Newell Creek
s.	059-040-058	10.0	Public	SPI:SF	Public	Canyon Oaks Elementary
t.	059-040-059	14.0	Public	SPI:SF	Public	Canyon Oaks Park
u.	059-080-024	4.05	Open Space	SPI:SF	Open Space	AC Creek
v.	059-302-009	5.58	Open Space	SPI:SF	Open Space	AC Creek
w.	059-302-010	1.63	Open Space	SPI:SF	Open Space	Newell Drive Rotunda

No.	APN	Acres	General Plan 2040 Designation	Current Zoning District	Proposed Zoning District	Property Description
x.	059-331-004	3.54	Open Space	Public	Open Space	Iron Horse PGE Lines
y.	059-110-052	2.61	Open Space	SPI:SF	Open Space	AC Creek
z.	059-110-047	3.68	Open Space	RS6500	Open Space	Cartegenra Creek
aa.	059-110-048	3.15	Open Space	RS6500	Open Space	Cartegenra Creek
bb.	059-180-009	2.89	Open Space	RS8000	Open Space	City Slope
cc.	059-180-014	3.11	Open Space	RS8000	Open Space	City Slope
dd.	059-150-005	0.90	Open Space	RM	Open Space	Chesapeake Creek
ee.	059-100-007	1.42	Open Space	SPI:SF	Open Space	La Vigne Landscape
ff.	059-100-008	1.15	Open Space	SPI:SF	Open Space	La Vigne Landscape
gg.	059-100-010	8.76	Open Space	SPI:SF	Open Space	La Vigne Landscape
hh.	059-100-011	7.61	Open Space	SP1: SF	Open Space	La Vigne Landscape
ii.	059-202-023	1.07	Public	SP1:SF	Public	Bellagio Park
jj.	059-253-001	1.06	Public	SP1:SF	Public	Pelleria Park
kk.	058-504-019	0.36	Open Space	RS6500	Open Space	Napa Meadows OS.

NOW, THEREFORE, BE IT FURTHER ORDAINED that the City Council of the City of American Canyon having considered all the evidence, including any submitted by member of the public, hereby provides consistency between the General Plan and the 2024 Napa County Airport Land Use Compatibility Plan (ALUCP) by amending the Official Zoning Map (American Canyon Municipal Code (ACMC) Chapter 19.03) to replace the former NALUCP Compatibility Policy Map (Zones A through E) with the current Map (ALUCP Exhibit 5-2) as depicted in Exhibit A to this Ordinance.

NOW, THEREFORE, BE IT FURTHER ORDAINED that the City Council of the City of American Canyon having considered all the evidence, including any submitted by member of the public, hereby provides further consistency between the General Plan and the 2024 Napa County Airport Land Use Compatibility Plan (ALUCP) by adding a new Chapter 19.55 Airport Land Use Compatibility to the ACMC as depicted in Exhibit B to this Ordinance.

SECTION 1. Find, based on the following evidence as required by ACMC Section 19.48.040(C):

a. The proposed amendment is consistent with the goals and policies of the general plan. *The Rezoning is consistent with the goals and policies of the general plan because the changes will ensure consistency between the zoning map and the general plan. Zoning amendments will bring consistency with the Napa Airport Land Use Compatibility Plan.*

b. The amendment is consistent with the purposes of this title, as set forth in Chapter 19.01,

Authority, Purposes and Effects of the Zoning Ordinance.

The Rezoning is consistent with the purpose of the Zoning Ordinance to protect and promote public health, safety, peace, comfort, convenience, aesthetics, prosperity, and general welfare because the proposed zoning regulations are intended to ensure consistency between the General Plan and the Napa Airport Land Use Compatibility Plan.

SECTION 2. CEQA. Compliance with California Environmental Quality Act. The City prepared an Environmental Impact Report (EIR) that evaluates the proposed Zoning Code amendments at a program level of analysis (SCH #2022070038) and includes required mitigation measures and a Mitigation Monitoring and Reporting Program (MMRP). The Zoning Code Amendments are a contemplated "Project Approval" under the Program EIR.

SECTION 3. EFFECTIVE DATE. This ordinance shall become effective effect 30 days after its final passage pursuant to Government Code section 36937.

SECTION 4. SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 5. CUSTODIAN OF RECORDS. The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk's office located at 4831 Broadway, Suite 201, American Canyon, CA 94503. The custodian of these records is the City Clerk.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 20th day of May, 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

The foregoing Ordinance was adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 3rd day of June, 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Pierre Washington, Mayor

ATTEST:

APPROVED AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney

EXHIBITS

- A. Chapter 19.55 Airport Land Use Compatibility

Exhibit A

Chapter 19.55 Airport Land Use Compatibility

19.55.010 Purpose and Applicability

This chapter establishes procedures to ensure development within American Canyon is compatible with the Napa County Airport Land Use Compatibility Plan (NALUCP) (General Plan Goal LU-9). The NALUCP, which is incorporated into the General Plan as a standalone document, provides policy direction for subsequent development in American Canyon that is subject to the NALUCP.

19.55.020 Projects Subject to Napa Airport Land Use Commission Review.

Consistent with Public Utilities Code Section 21676(b), the City shall refer the following actions to the Napa Airport Land Use Commission (ALUC) for determination of consistency with the NALUCP.

(1) Adoption or approval of any new general plan, specific plan, or facility master plan, or any amendment thereto, that affects lands within an Airport Influence Area. This includes actions that are applicable throughout a land use jurisdiction as well as for development proposals for an individual site.

(2) Adoption or a zoning ordinance or building regulation, including any proposed change or variance to any ordinance or regulation, that (1) affects land within an Airport Influence Area depicted in Figure 19.55.060 and (2) involves any one of the following airport impact concerns:

- i. Noise: Locations exposed to potentially disruptive aircraft noise levels.
- ii. Safety: Areas where the risk of an aircraft accident poses heightened safety concerns for people and property on the ground.
- iii. Airspace Protection: Places where height and various other land use characteristics need to be restricted in order to prevent physical, visual, or electronic hazards to flight within the airspace required for aircraft operation to and from the Airport.
- iv. Overflight: Locations where aircraft overflights can be intrusive and annoying to many people.

(3) Land Use Actions for which a Special Conditions Exception is being sought under NALUCP Policy 3.2.4.

19.55.030 Projects Exempt from NALUCP

The NALUCP does not apply to Existing Land Uses as described in California Public Utilities Code 21670(a) and 21674(a).

19.55.040 Projects Subject to City Review

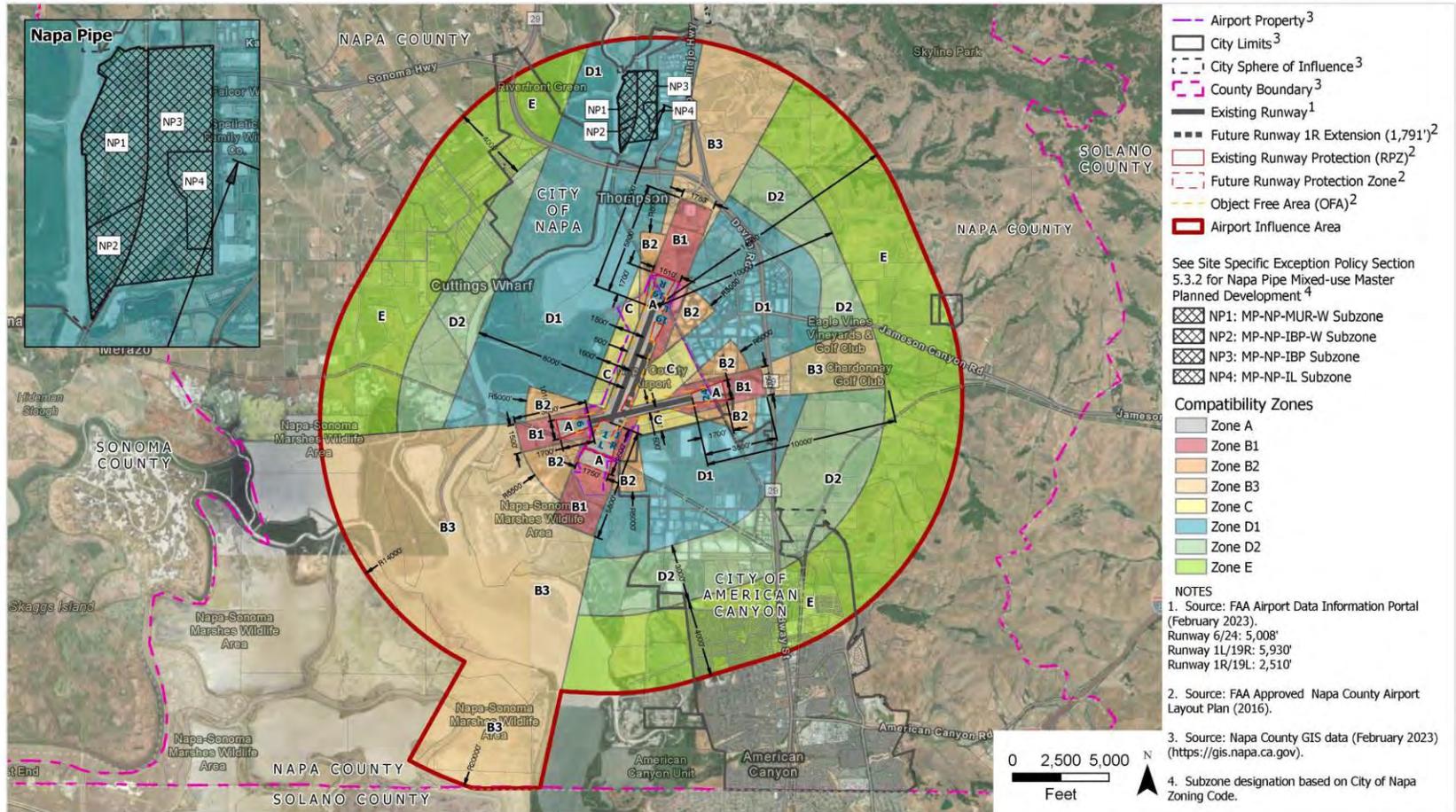
Except for projects identified in ACMC Section 19.55.020 and 19.55.030, all new development within the City that is subject to the NALUCP shall be evaluated consistent with the procedures in NALUCP Section 5.1.

19.55.050 Existing Nonconforming Uses that do not Conform to the NALUCP

Existing uses that do not conform to the NALUCP shall be subject to nonconforming policies in ACMC Chapter 19.49.

Figure 19.55.060
Napa Airport Compatibility Policy Map

EXHIBIT 5-2: COMPATIBILITY POLICY MAP, NAPA COUNTY AIRPORT



Mead & Hunt, Inc. 2024



TITLE

Knightsbridge Reconstruction and Water Main Improvements Project Construction Budget

RECOMMENDATION

Adopt a Resolution amending the FY2024-25 Capital Budget and increasing Project Budget from \$2,539,438 to \$2,714,438 in conjunction with the Knightsbridge Reconstruction and Water Main Improvements Project (TR23-0100).

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director/City Engineer

Ron Ranada, P.E., Senior Civil Engineer

BACKGROUND & ANALYSIS

On November 19, 2024, the City Council approved Resolution 2024-89, awarding a construction contract to ARB, Inc. in the amount of \$2,035,773 in conjunction with the Knightsbridge Reconstruction and Water Main Improvements Project (TR23-0100), and authorizing the Public Works Director to approve and execute change orders in an aggregate amount not to exceed the Project Budget.

ARB, Inc. commenced work in January 2025 and has been diligent in its prosecution of the work, and has also been cooperative in finding solutions when unforeseen conditions have unfolded. Most recently, water main improvements were completed in early May. Subsequently, ARB started work on the road rehabilitation scope on May 12th. For all five (5) cul-de-sacs, the proposed road rehab called for a 2-inch asphalt grind and overlay. Knightsbridge Way called for 4-inch cold-in-place recycling (similar in concept to full depth reclamation) with 2-inch asphalt to finish.

In both cases, the treatment assumes that the remainder of the existing road base beneath the work has sufficient strength to support the new pavement improvements. Unfortunately, as ARB tackled the grinding and removal of the existing asphalt within the cul-de-sacs, it became immediately apparent that the road base had in fact degraded over the years and was completely compromised. ARB immediately notified City staff, and both quickly worked on alternative options and costs because the relatively simple grind and overlay treatment would be insufficient and inappropriate as

a treatment. Additionally, it was concluded that the poor condition of the base would similarly undermine the effectiveness of the proposed rehabilitation method in Knightsbridge, likewise rendering the treatment inappropriate.

Based on such factors as cost, potential delays, and pavement longevity, ARB's proposal for total reconstruction via full depth reclamation with cement treated base (FDR-C) was determined to be the best option. Notably, the City has applied this method of treatment with very good results, most recently on last year's Benton Way Project.

ARB has submitted a change order proposal in the amount of \$300,000 to modify the pavement rehabilitation method for the entire Project to FDR-C, which staff has reviewed and found to be reasonable. Including credit(s) on original Bid Items which will no longer be installed due to the change in treatment method, the net increase for the change in pavement treatment cost is approximately \$190,000.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

Per Resolution 2024-89, award of the construction contract provided for approximately \$200,000 in contingency, which is 10% of the original contract amount. The contingency budget consists of \$135,000 from Water Ops (Fund 510), and \$69,000 from a combination of Measure T (now Measure U) and ARPA Grant (Fund 240).

Since Water Ops is a restricted fund, only the latter two funds qualify for funding the needed increase related to the change in road work. Furthermore, of the \$69,000 allotted for road work contingency, only \$36,000 remains due to other unforeseen issues that have been encountered. Hence, additional funding in the amount of \$154,000 is needed to cover just the cost for the change in pavement rehabilitation method. Staff requests additional funding in the amount of \$175,000 to provide for additional contingency, increasing the contingency budget from 10% to 18%.

Staff recommends the following amendment to the FY2024-25 Capital Budget, and increasing the Project Budget from \$2,539,438 to \$2,714,438 in conjunction with the Knightsbridge Reconstruction and Water Main Improvements Project (TR23-0100):

FUND	CURRENT BUDGET	PROPOSED INCREASE	NEW PROPOSED BUDGET
WATER OPS (510)	\$1,331,900	\$0	\$1,331,900
ARPA (240)	\$822,538	\$0	\$ 822,538
MEASURE U	\$385,000	\$175,000	\$ 560,000
TOTAL	\$2,539,438	\$175,000	\$2,714,438

ENVIRONMENTAL REVIEW

15301 - The Project is exempt from review under the California Environmental Quality Act ("CEQA") under the Class 1 exemption of existing facilities of Section 15301 of Title 14 of the California Code of Regulations and said exemption is not negated by any exception under Section 15300.2 of said Regulations.

ATTACHMENTS:

1. [Resolution - Knightsbridge Budget Amendment](#)

RESOLUTION NO. 2025-_____

ADOPT A RESOLUTION AMENDING THE FY2024-25 CAPITAL BUDGET AND INCREASING THE PROJECT BUDGET FROM \$2,539,438 to \$2,714,438 IN CONJUNCTION WITH THE KNIGHTSBRIDGE RECONSTRUCTION AND WATER MAIN IMPROVEMENTS PROJECT (TR23-0100)

WHEREAS, on November 19, 2024, the City Council of the City of American Canyon authorized the award of the Construction Contract for the Knightsbridge Reconstruction and Water Main Improvements Project (TR23-0100) to ARB, Inc. in the amount of \$2,035,773 (R2024-89); and

WHEREAS, the Project Budget provided for an amount of \$2,539,438; and

WHEREAS, unforeseen conditions related to existing pavement degradation and weakened road subgrades have been encountered, which impact the construction of the proposed pavement improvements, increasing their costs by an estimated \$150,000; and

WHEREAS, the current fund balance of Measure U Fund (Fund 211) is sufficient to provide for the proposed increase.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon, hereby amends the FY 2024-25 Capital Budget as follows; and

Budget Line Item	Name	Proposed Increase
211-85-450-48310	Measure U (Fund 211)	\$175,000
350-85-450-46110	CIP Fund Capital	\$175,000

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon, hereby amends the Project Budget, increasing it as follows:

Source	Current Amount	New Amount
Fund 510, Water Operations	\$1,331,900	\$1,331,900
Fund 240, ARPA	\$822,538	\$822,538
Fund 211, Measure U	\$385,000	\$560,000
Total	\$2,539,438	\$2,714,438

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 3rd day of June, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Pierre Washington, Mayor

ATTEST:

Taresa Geilfuss, CMC, City Clerk

APPROVE AS TO FORM:

William D. Ross, City Attorney



TITLE

Permit Technician Services

RECOMMENDATION

Adopt a Resolution approving Amendment 3 to Agreement 2022-A136 with the BPR Consulting Group to extend the contract for Permit Technician Services to the end of Fiscal Year 2025/26 and increase the total contract amount by \$120,000 not to exceed \$444,500.

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

BPR Consulting Group augments staff Permit Technician services with a contract Permit Technician. The contract is funded from building permit fees on an hourly basis.

Stacy Barker, BPR employee, provides a very responsible and accurate level of service for the City. As a backup and augment to our full-time staff, working an equivalent of 0.7 Full Time Equivalent (FTE), Ms. Barker is able to provide our community with seamless Permit Technician services. For this reason, staff recommends extending the contract for one additional fiscal year.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT

The proposed \$120,000 annual services cost and associated building permit revenue is included in the upcoming Fiscal Year 2025/26 budget.

ENVIRONMENTAL REVIEW

None

ATTACHMENTS:

- [1. BPR Contract Resolution 3rd Amendment](#)
- [2. Draft BPR Agreement - 3rd Amendment](#)

RESOLUTION NO. 2025-_____

A RESOLUTION APPROVING AMENDMENT 3 TO AGREEMENT 2022-A136 WITH BPR CONSULTING GROUP TO EXTEND THE CONTRACT FOR PERMIT TECHNICIAN SERVICES TO THE END OF FISCAL YEAR 2025/26 AND INCREASE THE TOTAL CONTRACT AMOUNT BY \$120,000 TO AN AMOUNT NOT TO EXCEED \$444,500

WHEREAS, the City has a longstanding practice of providing Building & Safety Services through a combination of in-house and contract staff; and

WHEREAS, because of the volatility of development, contracting specialized Building and Safety staff helps the City remain flexible with resources in response to market conditions and demands; and

WHEREAS, City lacks the qualified personnel to adequately provide the specified work product; and

WHEREAS, consistent with the “A/B/C Test” stipulated by the *Dynamex Operations West Inc. v. Superior Court* (Case No. S222732), the BPR Consulting Group is an independent contractor free from the control and direction of the City in connection with the performance of the work, who performs work that is outside the usual course of the City’s business and is customarily engaged in an independently established trade, occupation, or business of the same nature as the work performed for the City; and

WHEREAS, on September 7, 2022, the City Manager approved the BPR Consulting Group Permit Technician services contract (Agreement 2022-A136) in the amount not to exceed \$50,000 with a term that expires June 30, 2023; and

WHEREAS, on April 18, 2023, the City Council approved the BPR Consulting Group Permit Technician services contract amendment #1 (Agreement 2023-37) by \$157,000 in the amount not to exceed \$207,500 with a term that expires June 30, 2024; and

WHEREAS, on June 4, 2024, the City Council approved the BPR Consulting Group Permit Technician services contract amendment #2 (Agreement 2024-80) by \$117,000 in the amount not to exceed \$324,500 with a term that expires June 30, 2025; and

WHEREAS, the BPR Consulting Group Permit Technician services are funded with building permit issuance, building permit and plan check fee user fee revenue; and

WHEREAS, the 2025/26 Fiscal Year budget sufficient revenues (Building Permit Account 100-60-640-32110), and funds for the proposed BPR Consulting Group Permit Technician services (Miscellaneous Contractual Services Account 100-60-640-42190); and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby determines that the BPR Consulting Group is free from the control and direction of the City in connection with the performance of the work, both under the contract for the performance of such work and in fact.

SECTION 1: The City Council of the City of American Canyon hereby determines that the BPR Consulting Group performs work that is outside the usual course of the City’s business.

SECTION 2: The City Council of the City of American Canyon hereby determines that the BPR Consulting Group is customarily engaged in an independently established trade, occupation, or business of the same nature as the work performed for the City.

SECTION 3: The City Council of the City of American Canyon hereby approves Amendment 2 to Agreement 2022-A136 with BPR Consulting Group increasing the total contract amount by \$120,000 to an amount not to exceed \$444,500 for Building and Safety Permit Technician services and extends the contract term to June 30, 2025, as incorporated by reference as Exhibit A to this Resolution.

PASSED, APPROVED, and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 3rd day of June 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Pierre Washington, Mayor

ATTEST:

APPROVED AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney

Exhibit A – 3rd Amendment to Agreement 2022-A136

CITY OF AMERICAN CANYON AGREEMENT NO. 2025-xx

AMENDMENT #3 TO AGREEMENT NO. 2022-A136 TO THE CITY OF AMERICAN CANYON STANDARD AGREEMENT FOR INDEPENDENT CONTRACTOR SERVICES WITH BPR CONSULTING GROUP

RECITALS

1. The City of American Canyon (“CITY”) and BPR Consulting Group entered into an Agreement (Agreement No. 2022-A136) dated September 7, 2022, with a First Amendment on April 27, 2023.
2. The Agreement provides for amendments to perform specific tasks under a specific scope of services that may arise during the term of the agreement.

NOW, THEREFORE, CITY and BPR Consulting Group agree as follows:

1.00 SERVICES AND COMPENSATION

BPR Consulting Group agrees to provide services as listed in Attachment “A” to Agreement 2022-A136 and increase the contract amount for additional services in the amount of \$120,000 for a total not to exceed contract amount of \$444,500.

2.00 TIME OF PERFORMANCE

The services covered by this Amendment shall be performed or provided by June 30, 2025.

3.00 REMAINING PROVISIONS

All other terms of the September 7, 2022, Agreement remain in full force and effect.

Executed on _____, 2025, at American Canyon, California.

CITY:

CONSULTANT/CONTRACTOR:

By: _____
Jason B. Holley
City Manager

By: _____
Ron Beehler, SE, CBO
Director of Client Services



TITLE

Open Gov CMMS Amendment #1

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to enter into Amendment #1 to Agreement 2025-08 - OpenGov (CMMS) to add the Transportation Domain.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director

Norman Woods, Assistant Public Works Director - Utilities and Environmental Services

Juan Gomez, Assistant City Manager

BACKGROUND & ANALYSIS

City Council approved the purchase of the OpenGov Centralized Computer Material Maintenance System (CMMS) on January 21, 2025 (Resolution 2025-02). During initial contract negotiations with OPENGOV in November/December of 2024, the quote for the Transportation domain exceeded the allocated CMMS budget. The decision was made to add the Transportation domain at a later time. After the initial contract was executed, OpenGov approached the City with a reduced cost for the Transportation domain. The Assistant City Manager was able to negotiate the addition of the Transportation domain at a significant discount, reducing the projected overall cost by almost \$60,000 over the course of the 3-year agreement.

Staff recommends the addition of the Transportation Domain at this time. City and OpenGov staff are actively in the processes of implementing the Facilities, Parks, Water Treatment, Wastewater, and Water Distribution domains, and this will enable us to roll this new domain into the current implementation schedule.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

The Streets Division FY24/25 budget includes sufficient funds for Amendment #1. The ongoing annual CMMS software services fees will be included in future General Fund and Enterprise Fund

budgets.

ENVIRONMENTAL REVIEW

15378(b) - The action is not a "Project" subject to the California Environmental Quality Act ("CEQA") because it does not qualify as a "Project" under Public Resources Code Sections 21065 and 21080 and in Section 15378(b) of Title 14 of the California Code of Regulations.

ATTACHMENTS:

1. [Resolution - OpenGov CMMS Amendment #1](#)
1. [Exhibit A - Amendment #1](#)

RESOLUTION NO. 2025-

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AMENDMENT #1
TO AGREEMENT 2025-08 – OPEN GOV (CMMS) TO ADD THE TRANSPORTATION DOMAIN**

WHEREAS, Council approved the OpenGov Computerized Material Management System (CMMS) Software on January 21, 2025 (Resolution 2025-02); and

WHEREAS, the current OpenGov CMMS contains the Facilities, Parks and Recreation, Water Treatment, Wastewater, and Water Distribution domains; and

WHEREAS, staff would now like to add the Transportation domain; and

WHEREAS, this will allow for an efficient process for asset management and inventory control, managing workflows and enterprise systems in a centralized location, and managing community services; and

WHEREAS, the Streets Division FY24/25 Budget includes sufficient funds for this amendment; and

WHEREAS, Exhibit A, attached hereto and made a part thereof, contains Amendment #1 to add the Transportation Domain to the current three-year agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby authorizes the City Manager to enter into Amendment #1 to Agreement 2025-08 – OpenGov CMMS, to increase the current three-year agreement \$33,000, for a total not to exceed \$297,000; and

BE IT FURTHER RESOLVED, that ongoing annual CMMS software services fees will be included in future General Fund and Enterprise Fund budgets.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 3rd day of June, 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Pierre Washington, Mayor

ATTEST:

APPROVE AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney



OpenGov Inc.
 660 3rd Street, Suite 100
 San Francisco, CA 94107
 United States

Order Form Number: Q-07365
Created On: 05/07/2025
Order Form Expiration: 05/16/2025
Subscription Start Date: 05/08/2025
Subscription End Date: 09/07/2027

Prepared By: Tim Schmidt
Email: tschmidt@opengov.com
Contract Term: 28 Months

Customer Information:

Customer: City of American Canyon, CA
Bill To/Ship To: 4381 Broadway Street
 American Canyon, California 94503
 United States
Contact Name: Norm Woods
Email: nwoods@americancanyon.gov
Phone: 707 647 4525

Order Details:

Billing Frequency: Prepaid
Payment Terms: Net 30 Days

SOFTWARE SERVICES:

Product Name	Start Date	End Date	Annual Fee
Transportation Domain	05/08/2025	09/07/2025	\$3,724.40
Transportation Domain	09/08/2025	09/07/2026	\$11,731.86
Transportation Domain	09/08/2026	09/07/2027	\$12,318.45

PROFESSIONAL SERVICES:

Product Name	Start Date	Description	Fee
Professional Services Deployment - Prepaid	05/08/2025	Custom Deployment from OpenGov Professional Services team. Scope-dependent.	\$5,060.00

Professional Services Total: \$5,060.00

Customer Billing/Service Periods:

Period:	Total:
05/08/2025	\$8,784.40
09/08/2025	\$11,731.86
09/08/2026	\$12,318.45

Order Form Legal Terms:

This Order Form incorporates the OpenGov Software Services Agreement ("SSA") between Customer and OpenGov dated September 8, 2021.

The "Agreement" consists of the Order Form(s), SSA, and, if Professional Services are purchased, the Statement of Work.

Unless otherwise specified above, fees for the Software Services and Professional Services shall be due and payable, in advance, 30 days from receipt of the invoice.

By signing this Order Form, Customer acknowledges that it has reviewed, and agrees to be legally bound by the Agreement. Each party's acceptance of this Agreement is conditional upon the other's acceptance of the Agreement to the exclusion of all other terms.

City of American Canyon, CA

Signature:

Name:

Title:

Date:

OpenGov, Inc.

Signature:

Name:

Title:

Date:



TITLE

Public Hearing for Citywide LLAD Fiscal Year 2025/26

RECOMMENDATION

Conduct a Public Hearing and adopt a Resolution approving the Fiscal Year 2025/26 Annual Engineer's Report for the American Canyon Landscaping and Lighting Assessment District, approving the budgets within the Engineer's Report, confirming the assessment diagram and the annual assessment amounts, and authorizing the levy and collection of annual assessment for Fiscal Year 2025/26.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director
Noni Thomas, Management Analyst

BACKGROUND & ANALYSIS

This Public Hearing item is for Council's consideration regarding the American Canyon Landscaping and Lighting Assessment District (LLAD). Harris & Associates is the Assessment Engineer for the American Canyon LLAD. In that role, they have prepared the FY2025/26 Annual Engineer's Report.

The annual filing of an Engineer's Report is required by the Landscaping & Lighting Act of 1972.

Proposed adjustments to the annual assessments are described below. The complete FY2025/26 Engineer's Report is shown in Attachment 2, Exhibit A. In addition to the report, City staff mailed notices to all residents in Zones 1 and 2 regarding two informational in-person park pop-ups held in April 2025.

On May 20, 2025, City Council took action on the following items: 1) preliminarily approved the FY2025/26 Annual Engineer's Report, 2) declared the intention to levy and collect assessments, and 3) set the time and date of the Public Hearing for consideration of the American Canyon Landscaping and Lighting Assessment District assessments for FY2025/26.

The American Canyon LLAD is divided into three (3) zones:

- Zone 1: In January 2001, the City Council approved the formation of the LLAD. At the time, the purpose of the LLAD was to operate and maintain facilities constructed within the La Vigne

subdivision. This area of the LLAD is known as Zone 1. The annual work associated with maintaining the facilities within Zone 1 includes operation and maintenance of landscaping in public areas, pedestrian paths, the streetscape of Via Bellagio, and the park areas. Also included are the operation and maintenance of the streetlights within the neighborhood.

- **Zone 2:** Zone 2 encompasses the Vintage Ranch subdivision and includes operation and maintenance of parks, environmentally sensitive areas, bike trails, streetscape, water basins, fencing, walls, street lighting, and a portion of traffic signals within the subdivision.
- **Zone 3:** Zone 3 encompasses the Napa Junction mixed-use development consisting of phases I, II & III which includes the operation and maintenance of landscaping, streetscape, bikeways, water basins, park areas, fencing, street lighting and a portion of traffic signals serving the development. It also includes mowing the frontage along Highway 29 between Rio Del Mar and Napa Junction Road.

Assessment Methodology:

The Report includes a description of each zone in the LLAD, any proposed changes to the zones, the opposed costs to operate and maintain the improvements, the method of apportionment (spread) of the assessments, the assessment roll for all parcels, and the assessment diagrams (maps). As mentioned above, there will be no annexations to the LLAD this fiscal year.

Assessment Calculation:

The activities described in the report are paid for by assessments on parcels that derive special benefit from the amenities located within the LLAD. The assessments are updated annually in order account for changes in maintenance budgets and changes in development patterns. Staff has verified the proposed FY 2025/26 assessments do not exceed the maximum assessment allowed. The table below illustrates all of the proposed FY 2025/26 assessments:

Zone	Actual 23/24 Assessment	Actual 24/25 Assessment	Proposed 25/26 Assessment	Maximum 25/26 Assessment
1	\$422.40	\$447.44	\$459.78	\$727.06
2	\$319.36	\$338.52	\$358.82	\$1,114.47
3	\$1,079.22/acre (\$219.18/unit)	\$1,079.22/acre (\$219.18/unit)	\$1,109.00/acre (\$225.22/unit)	\$2,458.60/acre (\$407.58/unit)

Zone 1

The total proposed Zone 1 budget (Total Expenses) for FY 2025/26 is \$359,933. The proposed funding will be \$214,257 from FY 2025-26 assessments, and \$145,676 from available reserves. This budget is based on current landscaping contracts, expected increases in landscaping contracts based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities.

The proposed Zone 1 annual assessment rate to levy and collect is proposed to be \$459.78 per ESD. This represents an increase of 2.76% but still below the allowable maximum. The new maximum

annual assessment for Zone 1 is \$727.06 per ESD which includes the 2.76% CPI increase.

Zone 2

The total proposed Zone 2 budget (Total Expenses) for FY 2025/26 is \$828,055. This budget is based on current landscaping contracts and expected increases based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities.

The proposed funding will be \$308,729 from FY 2025-26 assessments, and \$519,325 from available reserves. This includes a \$32,300 contribution from the general fund to account for general benefit for the use of Shenandoah and Silver Oak parks. Funds have been included in the in the FY 2025-26 budget for a permanent restroom at Silver Oak park. The proposed budget includes the full year maintenance funding for all facilities including the Environmentally Sensitive Areas.

The proposed Zone 2 annual assessment rate to levy and collect is proposed to be \$358.82. This represents an increase of 6.00% but still below the allowable maximum assessment. The new maximum annual assessment for Zone 2 is \$1,114.47 per ESD which includes the 2.76% annual CPI increase.

Zone 3

The total proposed Zone 3 expenses for FY 2025-26 is \$285,500. This budget is based on current landscaping contracts, expected increases in landscaping contracts based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities. The proposed funding will be \$179,640 from FY 2025-26 assessments and \$105,860 from reserves. No general fund contributions are proposed.

The proposed annual assessment to levy and collect for each parcel within Zone 3 is \$1,109.00 per acre or portion thereof plus \$225.22 per ESD. There is no proposed increase in the assessment rate for FY 2025-26. The new maximum assessment is \$2,458.60 per acre or portion thereof and \$407.58 per ESD. The new maximum assessments include the allowed 2.76% CPI increase.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Community and Sense of Place: "Build on the strength of our local community to develop a clear 'sense of place' and establish our unique identity."

FISCAL IMPACT

There is a General Fund impact by this action in the amount of \$32,300 for contributions to Zone 2 for general public benefit use of Shenandoah and Silver Oak parks. The General Fund contribution is included in the proposed FY 2025/26 Operating Budget. All other costs associated with the annual proceedings and the operation, maintenance, and administration of the Assessment District improvements are recovered from the assessments levied and collected on the parcels within each zone.

The total proposed Assessment District budget for FY 2025/26 for all three Zones is as follows:

	As Preliminarily Filed with City
Zone 1 Budget	\$359,933
Zone 2 Budget	\$828,055
Zone 3 Budget	\$285,500
Operating Reserve Contributions	(\$202,806)
Capital Reserve Contributions	(\$568,055)
Balance to Assessment	\$702,627

A more detailed budget for each zone showing the prior year's expenses and projections for the next two fiscal years is shown in the attached Engineer's Report for FY 2025/26. This is done to provide each zone's property owners with information on trends and potential upcoming expenses, including planned capital expenditures.

ENVIRONMENTAL REVIEW

The use or change of property assessments as a funding mechanism for the operations and maintenance of landscaping and lighting systems is not a project as defined in Section 15378(b)(4) of the California Environmental Quality Act guidelines.

ATTACHMENTS:

1. [Resolution - LLAD FY25-26](#)
2. [Exhibit A LLAD FY 25-26 Engineer's Report](#)

RESOLUTION NO. 2025-_____

A RESOLUTION APPROVING THE 2025/26 ANNUAL ENGINEER’S REPORT FOR THE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT, APPROVING THE BUDGETS WITHIN THE ENGINEER’S REPORT, CONFIRMING THE ASSESSMENT DIAGRAM AND THE ANNUAL ASSESSMENT AMOUNTS, AND AUTHORIZING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2025/26

WHEREAS, the City Council ordered the formation of the Landscaping and Lighting Assessment District (LLAD) in 2001 in order to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500 et. seq.); and

WHEREAS, the City Council intends to levy and collect assessments within the LLAD during Fiscal Year 2025/26; and

WHEREAS, the Engineer of Work has prepared and filed with the City Clerk the Fiscal Year 2025/26 Engineer’s Report for the Assessment District as required by the Landscaping and Lighting Act of 1972 outlining the proposed budgets, the proposed improvements, and/or changes to the Assessment District in order to levy and collect assessments during any following fiscal year; and

WHEREAS, all interested persons are referred to the Fiscal Year 2025/26 Engineer’s Report for a full and detailed description of the improvements, the proposed operation and maintenance costs, the boundaries of the Assessment District, and the proposed assessments upon assessable lots or parcels of land within the Assessment District boundaries; and

WHEREAS, on May 20, 2025, the City Council adopted a Resolution of Intention to levy and collect annual assessments for Fiscal Year 2025/26, preliminarily approved the annual Engineer’s Report for Fiscal Year 2025/26, and set the time and date of the public hearing pursuant to Section 22624 of the Streets and Highways Code; and

WHEREAS, for Fiscal Year 2025/26, the proposed annual assessment is \$459.78 per Equivalent Single-Family Dwelling Unit (ESD) for all properties within Zone 1; and

WHEREAS, for Fiscal Year 2025/26, the proposed annual assessment is \$358.82 per ESD for all properties within Zone 2; and

WHEREAS, for Fiscal Year 2025/26, the proposed annual assessment is \$225.22 per ESD and \$1,109.00 per acre of commercial property for all properties within Zone 3; and

WHEREAS, this Resolution is adopted pursuant to Section 22620 of the California Streets and Highways Code; and

WHEREAS, on June 3, 2025, the City Council held the public protest hearing and gave persons the opportunity to protest the Fiscal Year 2025/26 Engineer’s Report, either in writing or orally, and the City Council has fully heard and considered all matters and things pertaining to the levy and collection of the proposed assessments.

NOW THEREFORE, BE IT RESOLVED that in accordance with the requirements of Section 22631 of the California Streets and Highways Code, the City Council hereby:

1. Approves the Fiscal Year 2025/26 Annual Engineer’s Report, attached hereto as Exhibit A and incorporated herein, for the Landscaping and Lighting Assessment District as prepared and filed.
2. Approves the budgets for each of the three zones within the Engineer’s Report.
3. Confirms the assessment diagram and assessment as set forth in the Annual Engineer’s Report or as modified as allowed by the City Council.
4. Authorizes the levy and collection of annual assessments for Fiscal Year 2025/26 as set forth in said report for Landscaping and Lighting Assessment District Zone 1 - LaVigne Subdivision, Zone 2 - Vintage Ranch Subdivision, and Zone 3 – Napa Junction Mixed Use Development.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 3rd day of June, 2025, by the following vote:

AYES:
 NOES:
 ABSTAIN:
 ABSENT:

 Pierre Washington, Mayor

ATTEST:

APPROVED AS TO FORM:

 Taresa Geilfuss, CMC, City Clerk

 William D. Ross, City Attorney

Attachments:

Exhibit A – City of American Canyon Fiscal Year 2025/26 Annual Engineer’s Report



Harris & Associates

CITY OF AMERICAN CANYON
PRELIMINARY ENGINEER'S REPORT
FISCAL YEAR 2025-26
NAPA COUNTY, CALIFORNIA
LANDSCAPE AND LIGHTING
ASSESSMENT DISTRICT

MAY 20, 2025

PREPARED BY

Harris & Associates

1401 Willow Pass Road, Suite 500

Concord, CA 94520

www.weareharris.com

CERTIFICATIONS

Certifications

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the _____ day of _____, 2025.

Taresa Geilfuss, City Clerk
City of American Canyon, Napa County, CA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of American Canyon, California on the _____ day of _____, 2025.

Taresa Geilfuss, City Clerk
City of American Canyon, Napa County, CA



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STATEMENT OF ASSESSMENT ENGINEER'S

Statement of Assessment Engineer

AGENCY: THE CITY OF AMERICAN CANYON

PROJECT: CITY OF AMERICAN CANYON LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT

TO: THE CITY COUNCIL OF THE
CITY OF AMERICAN CANYON
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2025-26

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the American Canyon Landscape and Lighting Assessment District of the City of American Canyon to provide landscaping services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2025-26.

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500) ("Act"), Article XIIIID, Section 4(a) of the State of California Constitution, and in accordance with the City of American Canyon's Resolution being adopted by the City Council for:

CITY OF AMERICAN CANYON LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT

(Hereinafter referred to as the "District"),

I, Alison Bouley, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Description of Improvements: This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the District Engineer.

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2025-26.

PART III

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established at the time of formation, in 2001. For particulars as to the identification of parcels, reference is made to the District Diagram.

Appendices

- Appendix A – Assessment Diagrams for the District
- Appendix B – Assessment Roll

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this, 2025

 Harris & Associates

Alison Bouley, P.E., Assessment Engineer
R.C.E. No. C61383
Engineer of Work



PART I – PLANS AND SPECIFICATION

Plans and Specifications

PURPOSE

The purpose of this report is to set forth findings and the engineering analysis for the American Canyon Landscaping & Lighting District, City of American Canyon (City), for the subject year as directed by the City Council of the City of American Canyon (City Council), pursuant to Section 22620 of the Streets & Highways Code (Landscaping & Lighting Act of 1972) and Articles XIII C and D of the California State Constitution (Proposition 218).

BACKGROUND

The American Canyon Landscaping & Lighting Assessment District (Assessment District) was formed in January 2001 to provide a dedicated source of funds to cover the costs associated with the operation and maintenance of landscaping and lighting improvements which provide a special benefit to the parcels within the La Vigne Subdivision (Zone 1). Both Proposition 218 and the Landscape and Lighting Act of 1972 require that the Engineer's Report approved at the time of formation for the District establish a method of assessment, a maximum assessment amount, and any escalation factors that will be used to allow the annual assessments to keep pace with inflation. In order to take inflation into account, the 2001 formation proceedings allowed assessments to be escalated in accordance with the All Urban Consumers (San Francisco Area) CPI from the U. S. Department of Labor, Bureau of Labor Statistics. Maximum Assessments may be increased annually by the approved inflation factor without the need to provide notices and assessment ballots to property owners within the Assessment District. However, if the City proposes increasing maximum assessments in an amount above the approved inflation factor, it must conduct an assessment balloting process in accordance with Proposition 218.

Once an Assessment District is created, it is possible to annex new zones or areas into existing zones as new subdivisions are developed and new facilities require maintenance. Since 2001, the Vintage Ranch Subdivision (Zone 2) and the Napa Junction Mixed Use Development (Zone 3) have been annexed into the Assessment District. In July of 2020, the Villages at Vintage Ranch, a 159 unit apartment complex was annexed into Zone 2. The same CPI escalator provision was also approved for these projects at the time they were annexed to the Assessment District.

The Landscaping & Lighting Act of 1972 requires that an Engineer's Report be prepared and adopted by the City Council each year in order to levy and collect assessments in any following fiscal year. The City Council has appointed Harris & Associates as the Engineer of Work and directed the preparation and filing of this Annual Engineer's Report.

This Engineer's Report outlines the facilities to be maintained, the budgets proposed for this maintenance, and the assessments necessary to support these budgets. This Engineer's Report documents any land use changes in the zones (i.e., new subdivisions) and any proposed annexations. This Engineer's Report calculates the maximum allowable assessment for each zone based on the annual CPI escalator percentage (2.76% for 2025) and provides clear confirmation that the proposed assessments do not exceed the approved maximum including adjustments for inflation for each zone.

The table below summarizes the maximum annual assessments allowed in Zones 1, 2 and 3, including the CPI increases, and compares the prior year assessments to the assessments proposed to be levied and collected in Fiscal Year (FY) 2025-26. As shown, the proposed assessment within each Zone is less than the Maximum Assessment allowed, thus Proposition 218 balloting is not required in any zone.

Zone	FY 2024-25 Maximum Assessment ⁽¹⁾	Allowable CPI ⁽²⁾ Increase	FY 2025-26 Maximum Assessment	Preliminary FY 2025-26 Annual Assessment	Final FY 2025-26 Annual Assessment
Zone 1	\$707.51	\$19.55	\$727.06	\$459.78	
Zone 2	\$1,084.51	\$29.96	\$1,114.47	\$358.82	
Zone 3 - ESD	\$396.62	\$10.96	\$407.58	\$225.22	
Zone 3 - Acre	\$2,392.50	\$66.10	\$2,458.60	\$1,109.00	

Notes:

- 1 Refer to “FY 2024-25 Annual Engineer’s Report” for details on FY 2024-25.
- 2 United States Department of Labor, Bureau of Statistics, All Urban Consumers CPI (San Francisco Area), Annual average 2024 to 2025 = 2.76 % (348.417/339.050 = 1.027627194).

The total proposed Assessments for FY 2025-26 for all three Zones is \$702,627. Expenses include \$1,473,488, with \$202,806 contributed to operating reserves and \$568,055 taken from capital reserves. The General Fund will also contribute a total of \$32,300 to account for a portion of the general benefit conferred for use in the District parks, to parcels and/or individuals not within the District boundaries but within a one-half mile radius of the parks. This is based on the service radius of neighborhood parks as defined in the City’s Parks Master Plan.

FACILITIES

ZONE 1 – LA VIGNE

Improvements Maintained

Zone 1 provides for the funding of the following improvements, illustrated on the Zone 1 Assessment Diagram found in Appendix A:

1. The maintenance and operation including repair, replacement, and servicing of street light standards, luminaries, wiring, and appurtenances necessary to provide street lighting within Zone 1.
2. The installation, maintenance and operation to include repair, replacement and servicing of street trees, shrubs, planting and irrigation systems together with earth berms, slopes, curbs, root deflectors, decorative paving, masonry walls and concrete or wood appurtenances, all as delineated on the improvements plans for A.P.N. 059-100-006 prepared by Carlson, Barbee & Gibson, Inc. dated June 1, 1999 or as specified in the City of American Canyon Public Works Department, Engineering Division Standard Details and Specifications. Specifically, this work includes the following:

- Along the entire north side of Parcel A: landscaping and the public walkway adjacent to the creek running through La Vigne subdivision.
- Parcel B: landscape right-of-way area along east side of Flosden Road including the median area directly adjacent to parcel B; landscape and park area north of Parcel A and south of the north Via Bellagio entry including the entry monument and the median area in Via Bellagio and special amenities.
- Parcel C: landscape right-of-way area along east side of Flosden Road including the median area directly adjacent to Parcel C; landscaping and detention basin landscaping including entry monument and special amenities and the median area within Via Bellagio.
- Parcel D: landscape right-of-way area along east side of Flosden Road, including the median area directly adjacent to Parcel D; landscaping and sound wall west of Parcel J including entry monument and special amenities.
- Parcel E: landscape right-of-way area along east side of Flosden Road including the median area directly adjacent to Parcel E and right-of-way area along south side of American Canyon Road to Via Firenze; median landscape areas within Via Firenze at the intersection of American Canyon Road, landscaping and sound wall north and west of La Vigne Unit 1 including entry monuments and special amenities.
- Parcel F: landscape right-of-way area along south side of American Canyon Road to the wetlands restoration area, asphalt and DG trail, sound wall and landscape area north of Parcel F, entry monuments, and special amenities.
- Parcel G: Asphalt trail extending from Parcel F to southern subdivision boundary.
- Parcel H: Special amenities and landscape within park site, "Via Bellagio Park."
- Parcel K: Special amenities and landscape within park site, "Pelleria Park."
- Via Bellagio including the entire length of the landscape right-of-way area from back of curb to face of sidewalk including ancillary medians that intersect Via Bellagio from adjoining parcels and neighborhoods. Entry monuments are not included as they are noted in other parcel descriptions.

The assessments collected in the Zone may also fund any and all incidental expenses in connection there to, all as more particularly authorized pursuant to the Landscaping and Lighting Act.

Property Assessed

Zone 1 is built out and no new annexations are proposed for FY 2025-26. Zone 1 has 466.0 Equivalent Single-Family Dwelling (ESD) units, the same as last year.

Proposed Budgets

All Zone 1 improvements have been completed and accepted. The total proposed Zone 1 budget (Total Expenses) for FY 2025-26 is \$359,933. This budget is based on current landscaping contracts, expected increases in landscaping contracts based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities.



The proposed funding will be \$214,257 from FY 2025-26 assessments, and \$145,676 from available reserves.

A Capital Reserve and Replacement study was completed during the 2020-21 fiscal year to identify the increased services to be provided and to determine the annual costs to be assessed to the property owners for the eventual replacement of certain improvements. The Capital Reserve and Replacement study will also be used to project future assessments for the Zone, and funds will need to be accumulated to account for those additional costs. Funds were included in the FY 2023-24 budget for several capital improvement projects, including resurfacing the playground at Via Bellagio Park, irrigation controller upgrades and replacement of the playground bark. These projects have all been completed as of Fiscal Year 2024-25.

Proposed Assessments

The proposed Zone 1 annual assessment rate to levy and collect is proposed to be \$459.78 per ESD. This represents an increase of 2.76% which is below the allowable maximum assessment. The new maximum annual assessment for Zone 1 is \$727.06 per ESD which includes the 2.76% annual CPI increase.

ZONE 2 – VINTAGE RANCH

Improvements Maintained

Zone 2 provides funding for the maintenance of landscaping, public walkways, creeks and their related improvements, creek trails, landscaping related to water quality basins and ponds, streetscapes, Class 1 bikeways, walls and fences, maintenance and electricity of street lighting, a portion of intersection traffic signals, and parks within Vintage Ranch. The Assessment Diagram in Appendix A illustrates the location of these improvements including:

- Silver Oak Park, "LOT A"
- Shenandoah Park, "LOT H"
- PG&E Linear Park, "LOT F"
- Environmentally sensitive areas located on Lots A, C, D, G & in setback areas and ponds ¹
- The Creek Trail System along the south side of the tract, north of parcel C
- Streetscapes within Vintage Ranch, including landscaped areas at the end of Farentino and the end of the Newhall right-of-way (at the dead end)
- The Class 1 Bikeway on Newell Drive
- Fence and Wall Maintenance
- Water Quality Basins 1, 2, 3 & 4
- Street Lighting
- 25% of the traffic signals at Flosden and American Canyon Road; Silver Oak and American Canyon Road, Newell and Silver Oak, and Donaldson and Highway 29

The assessments collected may also fund any and all incidental expenses in connection therewith, all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.



Property Assessed

The FY 2025-26 assessments are proposed to be levied on 860.40 ESD units, which remain unchanged from the ESD units the previous year, as this zone is fully developed. Part III provides additional discussion and findings related to the benefits provided by the zone and the parcels that receive these benefits.

In Fiscal Year 2020-21, the Villages at Vintage Ranch, a 159-unit apartment complex on the northeast corner of American Canyon Road and Highway 29, was annexed into Zone 2 of the LLAD. This annexation increased the Zone ESD by 95.40, bringing the total Zone ESD to 860.40 beginning in 2020-21 as mentioned above.

Proposed Budgets

The total proposed Zone 2 budget (Total Expenses) for FY 2025-26 is \$828,055. This budget is based on current landscaping contracts and expected increases based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities.

The proposed funding will be \$308,729 from FY 2025-26 assessments, and \$519,326 from available reserves. This includes a \$32,300 contribution from the general fund to account for general benefit for the use of Shenandoah and Silver Oak parks. Funds have been included in the FY 2025-26 budget for a capital improvement project to include a permanent restroom at Silver Oak Park.

The proposed budget includes the full year maintenance funding for all facilities including the Environmentally Sensitive Areas.

Proposed Assessments

The proposed Zone 2 annual assessment rate to levy and collect is proposed to be \$358.82. This represents an increase of 6.00% which is still below the allowable maximum assessment. The new maximum annual assessment for Zone 2 is \$1,114.47 per ESD which includes the 2.76% annual CPI increase.

ZONE 3 – NAPA JUNCTION MIXED USE PROJECT

Improvements Maintained

Zone 3 maintains landscaping, streetscape, bikeways, landscaping related to water basins, park areas, fencing, street lighting and traffic signals within the Napa Junction Mixed Use Project. The Assessment Diagram in Appendix A illustrates the location of these improvements specifically:

- Streetscapes
- Class 1 Bikeways
- Highway 29 Ditch (Water Quality Basin 1)
- Small Park (Water Quality Basin 3)
- Street Lighting
- 25% of the traffic signal at Eucalyptus and Highway 29
- Caltrans right-of-way maintenance along the westerly border of the zone adjacent to the Napa Junction Phase I & II commercial development



- Improvements along the north and south sides of Napa Junction Road as part of the Napa Junction III development
- Multi-Use path/utility access road along the western property line of the Napa Junction III development
- Parcel 4 – Open space and wetlands parcel

The assessments collected may also fund any and all incidental expenses in connection therewith, all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

Property Assessed

During the annexation proceedings for Zone 3, it was determined the benefits received from certain improvements would be more equitably spread by the acreage, or portion thereof, of each parcel while the benefits received from certain other improvements would be more equitably spread by Equivalent Single-Family Dwelling (ESD) units.

Zone 3 therefore has a two-part assessment formula that includes both ESD units and Acres. The Method of Apportionment of Assessment (Part C) includes a complete description of the methodology used to calculate assessments.

The FY 2025-26 assessments are proposed to be levied on 570.92 ESD units which is the same number of units from the previous year. The FY 2025-26 assessments are proposed to be levied on 46.04 acres which is also the same number of acres from the previous year. No annexations are proposed for FY 2025-26.

A mixed use (multi-family residential/commercial) development (commonly referred to as Napa Junction III), Assessor Parcel Number (APN) 059-020-001-000 was annexed into Zone 3 during the FY 2015-16 annual assessment process. It will be a phased development with street lighting and landscaping improvements to be serviced as a part of the overall Zone 3 budget. Because there were improvements in place to maintain during FY 2016-17, these new parcels were assessed at the same rate as those within Napa Junction I & II beginning in FY 2016-17.

Proposed Budgets

The total proposed Zone 3 expenses for FY 2025-26 are \$285,500. This budget is based on current landscaping contracts, expected increases in landscaping contracts based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities. The proposed funding will be \$179,640 from FY 2025-26 assessments and \$105,860 from available reserves. No general fund contributions are proposed.

Proposed Assessments

The proposed annual assessment to levy and collect for each parcel within Zone 3 is \$1,109.00 per acre or portion thereof and \$225.22 per ESD. This represents an increase of 2.76%, which is below the allowable maximum assessment per ESD/Acre. The new maximum assessment is \$2,458.60 per acre or portion thereof and \$407.58 per ESD. The new maximum assessments include the allowed 2.76% CPI increase.



PART II – COST ESTIMATE

Cost Estimate

The attached sheets include the budgets for FY 2025-26 for all those costs associated with the operation and maintenance in Zones 1, 2, and 3 within the Assessment District. The budget format has been modified to more closely match the format of the City's Annual Budget. The total budget summary for FY 2025-26 for the Assessment District is as follows:

	As Preliminarily Filed with City	As Presented at Public Hearing
Zone 1 Budget	\$359,933	
Zone 2 Budget	\$828,055	
Zone 3 Budget	\$285,500	
Operating Reserve Contributions	(\$202,806)	
Capital Reserve Contributions	(\$568,055)	
Balance to Assessment	\$702,627	

The planned capital expenditures for each Zone for Fiscal Year 2025-26 are shown in the budget for each Zone and will be funded using the available Capital Reserve Funds for that Zone.

The budgets shown on the following pages for each Zone reflect the FY 2023-24 Actual Budgets, the FY 2024-25 Estimated Year End amounts and the Proposed Budgets for FY 2025-26. The Projected Budgets for FY 2026-27 are also shown and are based upon the Proposed Budgets for FY 2025-26 with a projected cost increase of 2% per year where applicable or as shown on the budget page. The year-to-date FY 2024-25 expenditures are available on the City's website or the City's Finance Division.

The budgets for each Zone also show the estimated fund balance (unrestricted, or Operating Reserve and restricted, or Capital Reserve) for the zone. Also shown for each Zone, is the Maximum Allowable Assessment based upon the annual change to the Consumer Price Index as approved at the time the Assessment District was formed, the recommended Assessments for FY 2025-26, and the level of assessment that would be required to fully fund the Assessment District if funds from the reserve fund(s) were not used/available to reduce the total amount which needed to be levied.



LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT ZONE 1 - LA VIGNE SUBDIVISION FY 2025-26 BUDGET					
	Actual 2023-24	Adjusted Budget 2024-25	Estimated YE 2024-25	Proposed Budget 2025-26	Projected Budget 2026-27
MAINTENANCE COSTS					
General Repairs & Maintenance (Code 261-85-430-42310)	\$ 91,822	\$ 297,000	\$ 82,641	\$ 277,500	\$ 168,800
Annual Maintenance Contract	\$ -	\$ -	\$ -	\$ 60,000	\$ 61,200
Playground Equipment Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
On-Site Inspection/Assessment of Facilities	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Surface Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Maintenance/Trimming Crown Reduction	\$ -	\$ -	\$ -	\$ 160,000	\$ 50,000
Streetlight/Lamp Maintenance	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,100
Open Space Fire Break	\$ -	\$ -	\$ -	\$ -	\$ -
DG Pathway Repairs	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000
Wood and Wire Fence Repairs	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
Replacement Plantings	\$ -	\$ -	\$ -	\$ 7,500	\$ 7,500
Bark Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
Utilities - Electric (Code 261-85-430-43210)	\$ 12,776	\$ 17,000	\$ 8,643	\$ 14,000	\$ 14,280
Utilities - Water (Code 261-85-430-43230)	\$ 28,350	\$ 35,200	\$ 20,515	\$ 43,200	\$ 44,064
SUBTOTAL MAINTENANCE COSTS	\$ 132,948	\$ 349,200	\$ 111,799	\$ 334,700	\$ 227,144
CAPITAL PROJECT/REPAIRS COSTS					
Recycled Water Conversion-Infrastructure Prep. (Code 261-85-430-42310)	\$ -	\$ -	\$ -	\$ -	\$ -
Via Bellagio Playground Resurface	\$ 178,867	\$ -	\$ -	\$ -	\$ -
Playground Bark Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Control Upgrades	\$ 70,234	\$ -	\$ -	\$ -	\$ -
Refresh Flosden Road South Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL CAPITAL PROJECT COSTS	\$ 249,101	\$ -	\$ -	\$ -	\$ -
RESERVE CONTRIBUTIONS					
Capital Reserve Contribution (Code XFER TO RESERVE)	\$ 132,519	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
SUBTOTAL RESERVE COSTS	\$ 132,519	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
DISTRICT EXPENSES					
Engineering Contract Services (Code 261-85-430-42130 & 42190)	\$ 4,936	\$ 11,200	\$ 1,984	\$ 15,000	\$ 15,000
Napa County Auditor Charges (Code 261-85-430-42290)	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233
SUBTOTAL DISTRICT EXPENSES	\$ 5,169	\$ 11,433	\$ 2,217	\$ 15,233	\$ 15,233
TOTAL EXPENSES	\$ 519,737	\$ 370,633	\$ 124,016	\$ 359,933	\$ 252,377
Collections/(Credits) Applied to Levy					
Unrestricted/Operating Reserve Collection/(Transfer)	\$ (64,477)	\$ (162,126)	\$ 84,491	\$ (145,676)	\$ (33,834)
Capital Improvement Fund Collection/(Transfer)	\$ (249,101)	\$ -	\$ -	\$ -	\$ -
General Fund Loan Repayment/(Advance)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ADJUSTMENTS	\$ (313,578)	\$ (162,126)	\$ 84,491	\$ (145,676)	\$ (33,834)
Balance to Levy (Budgeted)	\$ 197,329	\$ 208,507	\$ 208,507	\$ 214,257	\$ 218,543
Applied Charge	\$ 206,158	\$ 208,507	\$ 208,507	\$ 214,257	\$ 218,543
FUND BALANCE INFORMATION					
Est. Unrestricted/Operating Reserve Fund Balance 7/1	\$ 366,073	\$ 324,441	\$ 324,441	\$ 423,668	\$ 293,827
Reserve Fund Adjustments	\$ (64,477)	\$ (162,126)	\$ 84,491	\$ (145,676)	\$ (33,834)
Prior/Penalties/Public Damage	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 22,845	\$ 19,600	\$ 14,736	\$ 15,834	\$ 15,834
Projected Unrestricted/Operating Reserve Balance end of year 6/30	\$ 324,441	\$ 181,915	\$ 423,668	\$ 293,827	\$ 275,826
Est. Restricted/Capital Reserve Fund Balance 7/1	\$ 191,994	\$ 75,412	\$ 75,412	\$ 85,412	\$ 95,412
Contributions	\$ 132,519	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Reserve Fund Adjustments	\$ (249,101)	\$ -	\$ -	\$ -	\$ -
Projected Restricted/Capital Reserve Balance end of year 6/30	\$ 75,412	\$ 85,412	\$ 85,412	\$ 95,412	\$ 105,412
Reserve Total	\$ 399,853	\$ 267,327	\$ 509,080	\$ 389,239	\$ 381,238
Transfer/(Contribution) from Unrestricted Operating Reserves	\$ (64,477)	\$ (162,126)	\$ 84,491	\$ (145,676)	\$ (33,834)
Transfer/(Contribution) from Capital Reserves	\$ (249,101)	\$ -	\$ -	\$ -	\$ -
BALANCE TO ASSESSMENT	\$ 206,158	\$ 208,507	\$ 208,507	\$ 214,257	\$ 218,543
Total Revenue at Maximum Rate	\$ 318,040	\$ 329,700	\$ 329,700	\$ 338,808	\$ 345,585
Variance above/(below) Maximum Revenue	\$ (111,882)	\$ (121,193)	\$ (121,193)	\$ (124,551)	\$ (127,042)
Maximum Allowable Assessment	\$ 682.49	\$ 707.51	\$ 707.51	\$ 727.06	\$ 741.60
Assessment to Fully Fund Maintenance Costs and Reserve Contributions	\$ 865.14	\$ 816.81	\$ 287.59	\$ 793.85	\$ 563.04
Actual/Proposed Assessment	\$ 442.40	\$ 447.44	\$ 447.44	\$ 459.78	\$ 468.98



LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT ZONE 2 VINTAGE RANCH SUBDIVISION FY 2025-26 BUDGET					
	Actual 2023-24	Adjusted Budget 2024-25	Estimated YE 2024-25	Proposed Budget 2025-26	Projected Budget 2026-27
MAINTENANCE COSTS					
General Repairs & Maintenance (Code 262-85-430-42310 & 43115)	\$ 195,668	\$ 225,400	\$ 176,309	\$ 258,300	\$ 261,136
Annual Maintenance Contract	\$ -	\$ -	\$ -	\$ 165,000	\$ 168,300
NEW Village at Vintage Ranch Frontage Landscaping Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Traffic Signal Maintenance	\$ -	\$ -	\$ -	\$ 1,500	\$ -
On-Site Inspection/Assessment of Facilities	\$ -	\$ -	\$ -	\$ -	\$ -
Grazing Open Space areas in Zone	\$ -	\$ -	\$ -	\$ 22,700	\$ 23,154
PW - Streets - Streetlight/lamp maintenance (DC Electric)	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,300
Service Portable Restrooms	\$ -	\$ -	\$ -	\$ 6,300	\$ 6,426
Wood and Wire Fence Repairs	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
Replace Playground Bark	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk Repair & Grinding	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,100
Garbage Can Replacements	\$ -	\$ -	\$ -	\$ 2,800	\$ 2,856
Utilities - Electric (Code 262-85-430-43210)	\$ 44,931	\$ 32,000	\$ 29,953	\$ 40,500	\$ 41,310
Utilities - Water (Code 262-85-430-43230)	\$ 79,969	\$ 60,000	\$ 41,444	\$ 92,000	\$ 93,840
SUBTOTAL MAINTENANCE COSTS	\$ 320,568	\$ 317,400	\$ 247,707	\$ 390,800	\$ 396,286
CAPITAL PROJECT/REPAIRS COSTS					
Tuscan Oak/Rolling Hills Landscape Reno	\$ -	\$ -	\$ -	\$ -	\$ -
Shenandoah Drive Landscape Reno	\$ -	\$ -	\$ -	\$ -	\$ -
Silver Oak Park Restroom	\$ 16,945	\$ -	\$ 15,000	\$ 418,055	\$ -
Shenandoah Park Landscape Reno	\$ -	\$ -	\$ -	\$ -	\$ -
Repair/Replace Picnic Tables-8ea. (Code 262-85-430-42310)	\$ -	\$ -	\$ -	\$ -	\$ -
Newell Dr. West Side ROW Renovation	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Control Upgrades	\$ 155,008	\$ -	\$ -	\$ -	\$ -
Silver Oak Picnic Cover (Code 262-85-430-42310)	\$ -	\$ -	\$ -	\$ -	\$ -
Refresh landscaping at Entry Monuments	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Resurface @ Shenandoah (Code 262-85-430-42310)	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL CAPITAL PROJECT COSTS	\$ 155,008	\$ -	\$ 15,000	\$ 418,055	\$ -
RESERVE CONTRIBUTIONS					
General Fund Contribution for Parks (General Benefit)	\$ (30,473)	\$ (30,473)	\$ (30,473)	\$ (32,300)	\$ (32,300)
Park Rental Revenue	\$ 6,256	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Capital Reserve Contribution (Code XFER TO RESERVE)	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
SUBTOTAL RESERVE COSTS	\$ 783	\$ 527	\$ 527	\$ (1,300)	\$ (1,300)
DISTRICT EXPENSES					
Engineering Contract Services (Code 262-85-430-42130 & 42190)	\$ 7,962	\$ 17,400	\$ 3,819	\$ 20,000	\$ 20,000
Napa County Auditor Charges (Code 262-85-430-42290)	\$ 383	\$ 383	\$ 383	\$ 500	\$ 500
SUBTOTAL DISTRICT EXPENSES	\$ 8,344	\$ 17,783	\$ 4,202	\$ 20,500	\$ 20,500
TOTAL EXPENSES	\$ 484,703	\$ 335,710	\$ 267,436	\$ 828,055	\$ 415,486
Collections/(Credits) Applied to Levy					
Unrestricted/Operating Reserve Collection/(Transfer)	\$ (54,918)	\$ (44,448)	\$ 38,827	\$ (101,271)	\$ (100,583)
Capital Improvement Fund Collection/(Transfer)	\$ (155,008)	\$ -	\$ (15,000)	\$ (418,055)	\$ -
General Fund Loan Repayment/(Advance)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ADJUSTMENTS	\$ (209,926)	\$ (44,448)	\$ 23,827	\$ (519,326)	\$ (100,583)
Balance to Levy (Budgeted)	\$ 275,093	\$ 291,263	\$ 291,263	\$ 308,729	\$ 314,903
Applied Charge	\$ 274,777	\$ 291,263	\$ 291,263	\$ 308,729	\$ 314,903
FUND BALANCE INFORMATION					
Est. Unrestricted/Operating Reserve Fund Balance 7/1	\$ 378,946	\$ 340,390	\$ 340,390	\$ 414,027	\$ 350,141
Reserve Fund Adjustments	\$ (54,918)	\$ (44,448)	\$ 38,827	\$ (101,271)	\$ (100,583)
Prior/Penalties/Public Damage	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 16,362	\$ 39,900	\$ 33,121	\$ 37,385	\$ 37,385
Projected Unrestricted/Operating Reserve Balance end of year 6/30	\$ 340,390	\$ 335,843	\$ 412,339	\$ 350,141	\$ 286,944
Est. Restricted/Capital Reserve Fund Balance 7/1	\$ 662,682	\$ 508,457	\$ 508,457	\$ 495,673	\$ 76,318
Contributions	\$ 783	\$ 25,000	\$ 527	\$ (1,300)	\$ (1,300)
Reserve Fund Adjustments	\$ (155,008)	\$ -	\$ (15,000)	\$ (418,055)	\$ -
Projected Restricted/Capital Reserve Balance end of year 6/30	\$ 508,457	\$ 533,457	\$ 493,984	\$ 76,318	\$ 75,018
Reserve Total	\$ 848,847	\$ 869,300	\$ 906,323	\$ 426,459	\$ 361,962
Transfer/(Contribution) from Unrestricted Operating Reserves	\$ (54,918)	\$ (44,448)	\$ 38,827	\$ (101,271)	\$ (100,583)
Transfer/(Contribution) from Capital Reserves	\$ (155,008)	\$ -	\$ (15,000)	\$ (418,055)	\$ -
BALANCE TO ASSESSMENT	\$ 274,777	\$ 291,263	\$ 291,263	\$ 308,729	\$ 314,903
Total Revenue at Maximum Rate	\$ 900,116	\$ 933,114	\$ 933,114	\$ 958,894	\$ 978,071
Variance above/(below) Maximum Revenue	\$ (625,339)	\$ (641,852)	\$ (641,852)	\$ (650,165)	\$ (663,168)
Maximum Allowable Assessment	\$ 1,046.16	\$ 1,084.51	\$ 1,084.51	\$ 1,114.47	\$ 1,136.76
Assessment to Fully Fund Maintenance Costs and Reserve Contributions	\$ 384.10	\$ 390.79	\$ 294.01	\$ 475.01	\$ 481.39
Actual/Proposed Assessment	\$ 319.36	\$ 338.52	\$ 338.52	\$ 358.82	\$ 366.00



LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT					
ZONE 3 - NAPA JUNCTION MIXED USE PROJECT					
FY 2025-26 BUDGET					
	Actual 2023-24	Adjusted Budget 2024-25	Estimated YE 2024-25	Proposed Budget 2025-26	Projected Budget 2026-27
MAINTENANCE COSTS					
General Repair & Maintenance (Code 263-85-430-42310)	\$ 54,728	\$ 99,300	\$ 70,149	\$ 109,000	\$ 100,580
Annual Maintenance Contract	\$ -	\$ -	\$ -	\$ 47,000	\$ 47,940
Tree Replacement/Planting	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,200
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,200
CalTrans Traffic Signal Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlight/Lamp Maintenance	\$ -	\$ -	\$ -	\$ 7,000	\$ 7,140
On-Site Inspection/Assessment of Facilities	\$ -	\$ -	\$ -	\$ -	\$ -
Service Portable Restrooms	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk Repair	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,100
NJ Split Rail Fence Repair	\$ -	\$ -	\$ -	\$ 30,000	\$ 20,000
Utilities - Electric (Code 263-85-430-43210)	\$ 594	\$ 900	\$ 181	\$ 1,600	\$ 1,632
Utilities - Water (Code 263-85-430-43230)	\$ 42,100	\$ 6,900	\$ 3,933	\$ 11,300	\$ 11,526
SUBTOTAL MAINTENANCE COSTS	\$ 97,422	\$ 107,100	\$ 74,264	\$ 121,900	\$ 113,738
CAPITAL PROJECT/REPAIRS COSTS					
Play structure repair/replacement (Code 263-85-430-42310)	\$ -	\$ -	\$ -	\$ -	\$ -
Seating wall repairs (Code 263-85-430-42310)	\$ -	\$ -	\$ -	\$ -	\$ -
NJ Split Rail Fence Repairs	\$ -	\$ -	\$ -	\$ -	\$ -
Walmart Driveway Reno	\$ -	\$ -	\$ -	\$ -	\$ -
Main Street Park Improvements	\$ -	\$ 30,000	\$ -	\$ 150,000	\$ -
Playground Resurface @ Main St. Park (Code 263-85-430-42310)	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Control Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -
Water and Landscaping for Phase 3	\$ -	\$ -	\$ -	\$ -	\$ -
Basin modifications - All remaining Phases (Code 263-85-430-42310)	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL CAPITAL PROJECT COSTS	\$ -	\$ 30,000	\$ -	\$ 150,000	\$ -
RESERVE CONTRIBUTIONS					
Capital Reserve Contribution(Code XFER TO RESERVE)	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL RESERVE COSTS	\$ -	\$ -	\$ -	\$ -	\$ -
DISTRICT EXPENSES					
Engineering Contract Services (Code 263-85-430-42130 & 42190)	\$ 211	\$ 4,000	\$ 1,316	\$ 9,000	\$ 9,000
Other Professional Services (Code 263-85-430-42160)	\$ 4,775	\$ 4,000	\$ 1,316	\$ 4,500	\$ 4,500
Napa County Auditor Charges (Code 263-85-430-42290)	\$ 50	\$ 100	\$ 100	\$ 100	\$ 100
SUBTOTAL DISTRICT EXPENSES	\$ 5,036	\$ 8,100	\$ 2,732	\$ 13,600	\$ 13,600
TOTAL EXPENSES	\$ 102,458	\$ 145,200	\$ 76,996	\$ 285,500	\$ 127,338
Collections/(Credits) Applied to Levy					
Unrestricted/Operating Reserve Collection/(Transfer)	\$ 63,095	\$ 59,622	\$ 97,826	\$ 44,140	\$ 55,895
Capital Improvement Fund Collection/(Transfer)	\$ -	\$ (30,000)	\$ -	\$ (150,000)	\$ -
General Fund Loan Repayment/(Advance)	\$ -	\$ -	\$ -	\$ -	\$ -
Other Revenues/(General Fund Contributions)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ADJUSTMENTS	\$ 63,095	\$ 29,622	\$ 97,826	\$ (105,860)	\$ 55,895
Balance to Levy (Budgeted)	\$ 165,553	\$ 174,822	\$ 174,822	\$ 179,640	\$ 183,233
Applied Charge	\$ 165,553	\$ 174,822	\$ 174,822	\$ 179,640	\$ 183,233
FUND BALANCE INFORMATION					
Est. Unrestricted/Operating Reserve Fund Balance 7/1	\$ 1,076,684	\$ 1,154,487	\$ 1,154,487	\$ 142,750	\$ 243,438
Reserve Fund Adjustments	\$ 63,095	\$ 59,622	\$ 97,826	\$ 44,140	\$ 55,895
Transfer from/(to) Restricted Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Prior/Penalties/Public Damage	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 14,708	\$ 60,000	\$ 52,684	\$ 56,548	\$ 20,000
Projected Unrestricted/Operating Reserve Balance end of year 6/30	\$ 1,154,487	\$ 1,274,109	\$ 1,304,997	\$ 243,438	\$ 319,334
Est. Restricted/Capital Reserve Fund Balance 7/1	\$ 268,080	\$ 268,080	\$ 268,080	\$ 1,419,282	\$ 1,269,282
Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Fund Adjustments	\$ -	\$ (30,000)	\$ -	\$ (150,000)	\$ -
Transfer from/(to) Unrestricted Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Projected Restricted/Capital Reserve Balance end of year 6/30	\$ 268,080	\$ 238,080	\$ 268,080	\$ 1,269,282	\$ 1,269,282
Reserve Total	\$ 1,422,567	\$ 1,512,189	\$ 1,573,077	\$ 1,512,720	\$ 1,588,615
Transfer/(Contribution) from Unrestricted Operating Reserves	\$ 63,095	\$ 59,622	\$ 97,826	\$ 44,140	\$ 55,895
Transfer/(Contribution) from Capital Reserves	\$ -	\$ (30,000)	\$ -	\$ (150,000)	\$ -
BALANCE TO ASSESSMENT	\$ 165,553	\$ 174,822	\$ 174,822	\$ 179,640	\$ 183,233
Total Revenue at Maximum Rate (ESD)	\$ 218,428	\$ 226,436	\$ 226,436	\$ 232,697	\$ 237,351
Variance above/(below) Maximum Revenue (ESD)	\$ (104,527)	\$ (106,159)	\$ (106,159)	\$ (109,105)	\$ (111,287)
Total Revenue at Maximum Rate (Acre)	\$ 106,255	\$ 110,151	\$ 110,151	\$ 113,194	\$ 115,458
Variance above/(below) Maximum Revenue (Acre)	\$ (54,603)	\$ (55,606)	\$ (55,606)	\$ (57,146)	\$ (58,289)
ESD Budget total (includes ratio of overhead costs)	\$ 113,901	\$ 120,277	\$ 120,277	\$ 123,593	\$ 126,064
Acreege Budget total (includes ratio of overhead costs)	\$ 51,653	\$ 54,544	\$ 54,544	\$ 56,048	\$ 57,169
Estimated Number of ESD Units	570.92	570.92	570.92	570.92	570.92
Estimated assessable Acres	46.04	46.04	46.04	46.04	46.04
Maximum Allowable Assessment per ESD	\$ 382.59	\$ 396.62	\$ 396.62	\$ 407.58	\$ 415.73
Assessment to Fully Fund Maintenance Costs and Res. Contr. per ESD	\$ 123.47	\$ 174.98	\$ 92.79	\$ 344.05	\$ 153.45
Actual/Proposed Assessment per ESD	\$ 207.56	\$ 219.18	\$ 219.18	\$ 225.22	\$ 259.72
Maximum Allowable Assessment per Acre	\$ 2,307.89	\$ 2,392.50	\$ 2,392.50	\$ 2,458.60	\$ 2,507.77
Assessment to Fully Fund Maintenance Costs and Res. Contr. per Acre	\$ 694.33	\$ 983.98	\$ 521.78	\$ 1,934.75	\$ 862.93
Actual/Proposed Assessment per Acre	\$ 1,022.01	\$ 1,079.22	\$ 1,079.22	\$ 1,109.00	\$ 1,131.18



The following definitions describe the costs and expenses included in the District Budget:

Maintenance Cost

General Repairs and Maintenance (Code-42310): This item includes the costs of materials, supplies and contract services for the repair and/or maintenance of district facilities and improvements including irrigation system repairs, maintenance of landscaping related to water quality basins and appurtenant facilities, repairs to play structures, concrete or asphalt pathways, decorative entry walls and other improvements as listed in this report within the District. This item also includes costs of incidental miscellaneous materials and supplies used by City staff for the maintenance and repair of Assessment District improvements.

Electric (Code-43210): This item includes the costs to furnish electricity required for the operation and maintenance of the sprinklers and irrigation controllers, and streetlights.

Water (Code-43230): This item includes the costs to furnish irrigation water for the landscaping within the District.

Capital Repair/Maintenance Costs

Funds will be transferred annually from the restricted reserve fund balance within each zone as needed to fund the completion of the projects listed in the current year's budget for each of the zones. Any funds not expended will remain in the restricted reserve until needed for the completion of future capital projects or major maintenance activities. This will include the replacement/rehabilitation of the facilities shown in the capital reserve plan which is being developed for each zone.

District Expenses

Engineering Contract Services (Code-42130): This item includes the costs for the preparation of the Annual Engineer's Report and Assessment Roll as required by law for the placement of the assessments on the property tax roll.

Inspection/Contract Documents/LLAD Administration (Code-48115): This item includes the costs of all departments and staff and consultants of the City for providing the coordination of District services, contract management, inspections, annual bid management, responding to public concerns, public education, and procedural matters associated with the District.

Napa County Auditor Charges (Code-42290): This item includes the cost charged by the County for the placement and collection of the assessments on the County Property Tax roll.



Reserve Funds

Un-Restricted/Operating Reserve Collection: This item includes the amount to be collected to maintain reserves to enable the City to pay for the maintenance and servicing of the improvements prior to December 10 of the fiscal year, or whenever the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The Reserve Fund contribution will continue until such a time the Reserve Fund balance is approximately one half of the annual costs.

Repair/Replacement – Restricted/Capital Reserve: This item includes funds for the repair/replacement of improvements or the installation of new improvements to further enhance the level and quality of service provided within the boundaries of the District. The fund may be allowed to accumulate in anticipation of any unforeseen expenses not included in the yearly maintenance costs. This may include but is not limited to the repair/replacement of improvements at the end of their useful life, upgrading or enhancement of improvements within the District, repair of damaged equipment due to vandalism, storms, and other similar events where the costs cannot be covered by the annual assessment levy.

General Fund Contribution for Parks: This item accounts for the general benefit portion of the maintenance costs for parks and the special benefit to parcels outside the district boundary.

Neighborhood Park Service Area: The City of American Canyon's Parks Master Plan establishes a standard service radius of one-half mile for neighborhood parks. This means any parcels located within a half-mile radius of a neighborhood park could potentially receive benefit from that park because all residents can access and use the park amenities.

The parks were installed as a condition of development and as a part of the specific developments surrounding the parks. Those parks confer a special benefit to the parcels within the Neighborhood Park Service Area, of which those developments are located and can be assessed. There are also parcels outside the District boundary that receive special benefit from the park improvements. The parcels within the District may only be assessed for their share of special benefit from the park improvements. The share of special benefit received by parcels outside the District must be funded by sources other than District assessments, they cannot be assessed to the parcels within the District.

The General Fund Contribution for Parks, shown on the District budget pages, accounts for the portion of special benefit conferred to parcels outside the District but inside a one-half mile radius of the parks, as well as the general benefit portion. A portion of this contribution is also from rental revenue received from individuals renting the park for personal activities.



PART III – METHOD OF APPORTIONMENT

Method of Apportionment

Initial apportionment information relating to all zones and made a part of this report by reference here, can be found in the City of American Canyon Maintenance District No. 2001-02- (A.P.N. 059-100-006) Engineer's Report, Establishment of District and Assessments for FY 2001-02, Part D, City of American Canyon Maintenance District No. 2001-02- (A.P.N. 059-100-006) Method of Assessment. The following is a brief description of the manner the annual assessment has been apportioned to each parcel in Zones 1, 2 and 3 within the Assessment District consistent with the approved method.

GENERAL

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include operation, maintenance, rehabilitation, and servicing of streetlights, traffic signals, parks and landscaping.

The 1972 Act requires that maintenance assessments be levied according to benefit rather than according to assessed value. Section 22573 provides that:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."

The Act permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22547). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

In addition, Prop. 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Prop. 218 provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits.

SPECIAL BENEFIT ANALYSIS

The Assessment District provides for the maintenance and repair of public parks and landscaping, landscaping related to water quality basins, environmentally sensitive areas, trails, bikeways, streetlights, and traffic signals. As determined at the time of formation, when these facilities are well maintained and in good working order, they provide benefits that are unique and special to the property within the district including:



- Satisfaction of project design and mitigation requirements included within the CEQA documents for the development included in each zone. Satisfying these requirements uniquely benefits the property in the zone because it allows the various land uses being developed.
- Satisfaction of Conditions of Approval for the development included in each zone. Satisfying these requirements uniquely benefits the property in the zone because it allows the various land uses being developed.
- Provision of public safety benefits resulting from well-lit streets. Street lighting uniquely benefits the property within the zones that are adjacent to the lighting provided.
- Provision of public safety benefits resulting from functioning traffic signals. Traffic signals benefit property within the zone by providing for safe ingress and egress from the property. Traffic signals also provide general benefits to all motorists that are able to travel safely on the roadway system. Twenty-five percent of the traffic signal maintenance costs are allocated to the benefiting zones reflecting the approximate amount of trips associated with development in the zones.
- Provision of public safety benefits resulting from the maintenance of water quality detention basins. The water quality detention basins are part of the storm water management system which allows for adequate drainage and prevents flooding and destruction of landscape amenities within the zones. Adequate drainage and protection from flooding is a unique and special benefit to the properties within the zones.
- Provision of public recreation benefits resulting from the parks and open spaces. The parks and open spaces within each zone are designed as local features that are integrated within the development and easily accessible to neighboring properties. These features are part of the overall park system, which also includes community facilities, which provide more regionally appropriate facilities (ball fields etc.). The local parks and open spaces uniquely benefit the property within each zone because they have been designed to be accessible and useful for the developed property in each zone.
- Provision of aesthetic benefits resulting from parks, open space, and other landscaping features. The parks, open space and landscaping features are internal or directly adjacent to the properties in the zone, hence the aesthetic benefits provided from well-maintained landscaping features are experienced by the properties in the zone.
- Provision of public safety benefits resulting from the maintenance of parks and open spaces. Unmaintained parks and open spaces can attract litter, vectors and other undesirable features that create health and safety problems for adjoining properties. Adequate maintenance uniquely benefits the property in each zone because these potentially adverse effects do not occur.



GENERAL BENEFIT ANALYSIS

Although the improvements may be visible to passersby or to the public at large, the improvements were installed as a requirement for the development of the zones and are designed for the benefit of properties within the zones. As mentioned above, the City contributes funds from the general fund to account for park usage by residents living outside the zones. This contribution was determined by identifying and separating the special and general benefit portions of the costs to maintain the parks. The City also makes contributions to landscaping improvements, upgrades, and replacements, acknowledging that there is some general benefit from the landscaping conferred to all residents of the City.

METHOD OF APPORTIONMENT

ZONES 1 AND 2 METHOD OF ASSESSMENT

The method of apportionment (spread) equates all parcels in Zones 1 and 2 to an Equivalent Single-Family Dwelling (ESD) unit, or portion thereof. The following ESD units were established for the American Canyon Landscaping and Lighting Assessment District, at its formation, and reflect the relative benefit accruing to parcels of land, in various stages of development, from the landscape and lighting facilities:

1. Vacant parcel in undeveloped area; 1/10 unit per parcel
2. Vacant parcel in developed area; 1/2 unit per parcel
3. Single dwelling parcel; 1 per unit
4. Multi-Family dwelling; 0.60 per unit

Vacant parcels in undeveloped areas experience the benefits provided from satisfying approval conditions but not the full benefits experienced when the facilities maintained by the zone are operational hence, they are assigned 1/10 of an ESD unit. Vacant parcels in developed areas experience the benefits provided from satisfying approval conditions and the public safety benefits associated with sound drainage systems. These parcels also experience some fraction of the benefits associated with safe lighting and ingress and egress but not at the same level as a fully developed parcel, hence they are assigned 1/2 of an ESD unit. Fully developed parcels experience all benefits provided by the zone. Because the land uses on both Zone 1 and 2 are relatively uniform single-family dwelling units, benefits are experienced equally. This relative equality of benefits results in an assessment methodology that spreads costs equally at full build out.

ESD units for each zone are determined annually based on the development pattern. Each zone's operation and maintenance expenses for the upcoming fiscal year is then divided by the total number of ESD units in order to calculate the annual cost per ESD unit (assessment rate) for the upcoming fiscal year. The annual assessment for each parcel is calculated by multiplying the annual cost per ESD unit (assessment rate) by the total number ESD units on the parcel in the upcoming fiscal year.



The method of apportionment for Zones 1 and 2 can be expressed mathematically as:

$$\text{Cost per ESD Unit (Rate)} = \text{Fiscal Year Budget for Zone} / \text{Total Number of ESD Units in Zone}$$

$$\text{Assessment per Parcel} = \text{Cost per ESD Unit (Rate)} \times \text{No. of ESD Units on Parcel}$$

Although Section 22663 of the Streets and Highways Code typically requires that public property not be assessed, Article XIII, Section 4(a) of Proposition 218 requires that public property shall not be exempt from assessment if the property benefits from the facilities being maintained.

Zones 1 and 2 include publicly owned property which is utilized for parks, creeks, open spaces, public right-of-way, and easements. These properties serve to provide landscape, open space, drainage, and recreational benefits to the adjoining residential property. Because these properties provide special benefits rather than receive special benefits they do not receive an annual assessment.

Likewise, school sites, which provide for open space and recreational opportunities, enhance the special benefits received by residential property. In addition, school locations are required by the approval documents for the development and therefore help provide the special benefits associated with compliance with project CEQA documents and conditions of approval. Therefore, because these properties provide benefits rather than receive benefits, they are also not assessed.

Civic properties including public safety facilities and utility facilities which were constructed as a condition of approval for the residential development serve to support the special benefits received by residential properties. Because these properties support the provision of special benefits rather than receiving special benefits, they are also not assessed.

ZONE 3 METHOD OF ASSESSMENT

Unlike Zones 1 and 2, Zone 3 contains a mix of residential, commercial, industrial, and retail land uses. In order to apportion costs proportional to benefit, the method of apportionment (spread) for Zone 3 utilizes both an ESD unit component and an acreage component.

The benefits provided by the Class I bike path, three-rail fencing, streetlights, traffic signal, and the detention pond and right of way maintenance along Highway 29 are apportioned by acreage because the size of the property provides a reasonable measure of the number trips (vehicular and bicycle), length of fencing and runoff detained. Therefore, the cost of operating and maintaining these facilities is apportioned to the benefiting property based on its acreage.

The benefits provided by the streetscape, large and small parks are apportioned by ESD unit, as is done in the other two zones. These items provide benefit to and are accessible to resident families and employees of local businesses to enjoy during lunch breaks or after work hours. Non-residential land uses are converted to residential land uses, using square-footage in order to maintain equality between the average size residential unit in the zone and the non-residential units.

The following benefit units were established for the American Canyon Landscaping and Lighting Assessment Zone 3 (Napa Junction) at the time it was annexed to the Assessment District and these reflect the relative benefit accruing the various parcels of land within the zone:



Land Use Description	Total ESD's
SingleFamily Dwelling (SFD)	1/Unit
Condominium	1/Unit
Multiple Family Residential	1/Unit
Mobile Home	1/Unit
Commercial	1/1,500 sf floor space*
Commercial with Dwelling Unit - Includes Hotel	1/1,500 sf floor space + 1/Unit
All Land Use Types	Acres

ESD units for Zone 3 are determined annually based on the development pattern. The operational and maintenance expenses for the upcoming fiscal year for the streetscape, large park and small park facilities are then divided by the total number of ESD units in order to calculate the annual cost per ESD unit for the upcoming fiscal year.

Acreage units within Zone 3 are also determined annually based on development. The operational and maintenance expenses for the upcoming fiscal year for Class I bike path, three-rail fencing, streetlights, traffic signal, and the detention pond and right of way maintenance along Highway 29 are then divided by the total acreage units in order to calculate the annual cost per acreage unit for the upcoming fiscal year. The annual assessment for each parcel is calculated by:

1. Multiplying the number of ESD units on the parcel by the annual cost per ESD unit to arrive at the ESD assessment for the parcel
2. Multiplying the acreage of the parcel by the annual cost per acreage unit to arrive at the acreage assessment; and
3. Adding the ESD assessment to the acreage assessment to arrive at the total assessment for the parcel.

The allocation formula for Zone 3 can be expressed mathematically as:

$$\text{Cost per ESD Unit} = \text{Fiscal Year Budget for ESD Unit Items in Zone} / \text{Total ESD Units in Zone}$$

$$\text{Cost per Acre} = \text{Fiscal Year Budget for Acreage Items in Zone} / \text{Total Acreage in Zone}$$

$$\text{Assessment per Parcel} = (\text{Cost per ESD} \times \text{No. of ESD Units on Parcel}) + (\text{Cost per Acre} \times \text{No. of Acres on Parcel})$$

Although Section 22663 of the Streets and Highways Code typically requires that public property not be assessed, Article XIII, Section 4(a) of Proposition 218 requires that public property shall not be exempt from assessment if the property benefits from the facilities being maintained.

Zone 3 includes publicly owned property which is utilized for parks, creeks, open spaces, public rights-of-way, and easements. These properties serve to provide landscape, open space, and recreational benefits to the adjoining property. Because these properties provide special benefits rather than receive special benefits they do not receive an annual assessment.



APPENDIX A – DISTRICT DIAGRAMS

The following pages include the Assessment Diagrams for Zones 1, 2 and 3 within the Assessment District. Please note the lines and dimensions of each parcel, as well as the distinctive Assessor's Parcel Number, are shown on the Assessor's Maps for the City of American Canyon available at the County of Napa Assessor's Office. The reference to the appropriate Assessor Books at the County of Napa Assessor's Office for the respective subdivisions in each Zone are listed below.

ZONE 1 - LA VIGNE

All the land lying within the La Vigne Unit 1 Subdivision filed in the Recorder's office of the County of Napa in Book 22 of Recorded Maps, Pages 42 through 57.

All the land lying within the La Vigne Unit 2 Subdivision filed in the Recorder's office of the County of Napa in Book 22 of Recorded Maps, Pages 82 through 97.

ZONE 2 - VINTAGE RANCH

All the land within the Scally Ranch Unit 1 Subdivision filed in the Recorder's office of the County of Napa in Book 24 of Recorded Maps, Pages 1 through 22.

All the land within the Amended Scally Ranch Unit 1 Subdivision filed in the Recorder's office of the County of Napa in Book 24 of Recorded Maps, Pages 36 through 57.

All of the land within the Vintage Ranch Unit 2 Subdivision filed in the Recorder's office of the County of Napa in Book 25 of Recorded Maps, Pages 35 through 51.

All of the land within the Vintage Ranch Unit 3 Subdivision filed in the Recorder's office of the County of Napa in Book 25 of Recorded Maps, Pages 52 through 57.

Vineyard Crossing and Vineyard Place parcels were de-annexed from Zone 2 by City Council Resolution No. 2011-37.

The Villages at Vintage Ranch were annexed in the Zone in FY 2020-21 by City Council Resolution No. 2020-68.

ZONE 3 - NAPA JUNCTION MIXED USE PROJECT

All the land within the Napa Junction Phase 1 Subdivision filed in the Recorder's office of the County of Napa in Book 24 of Recorded Maps, Pages 81 through 87.

All the land within the Amended Napa Junction Phase 1 Subdivision filed in the Recorder's office of the County of Napa in Book 25, Pages 5 through 11.

City of American Canyon
LMD Zone 1 - La Vigne Subdivision

Appendix A

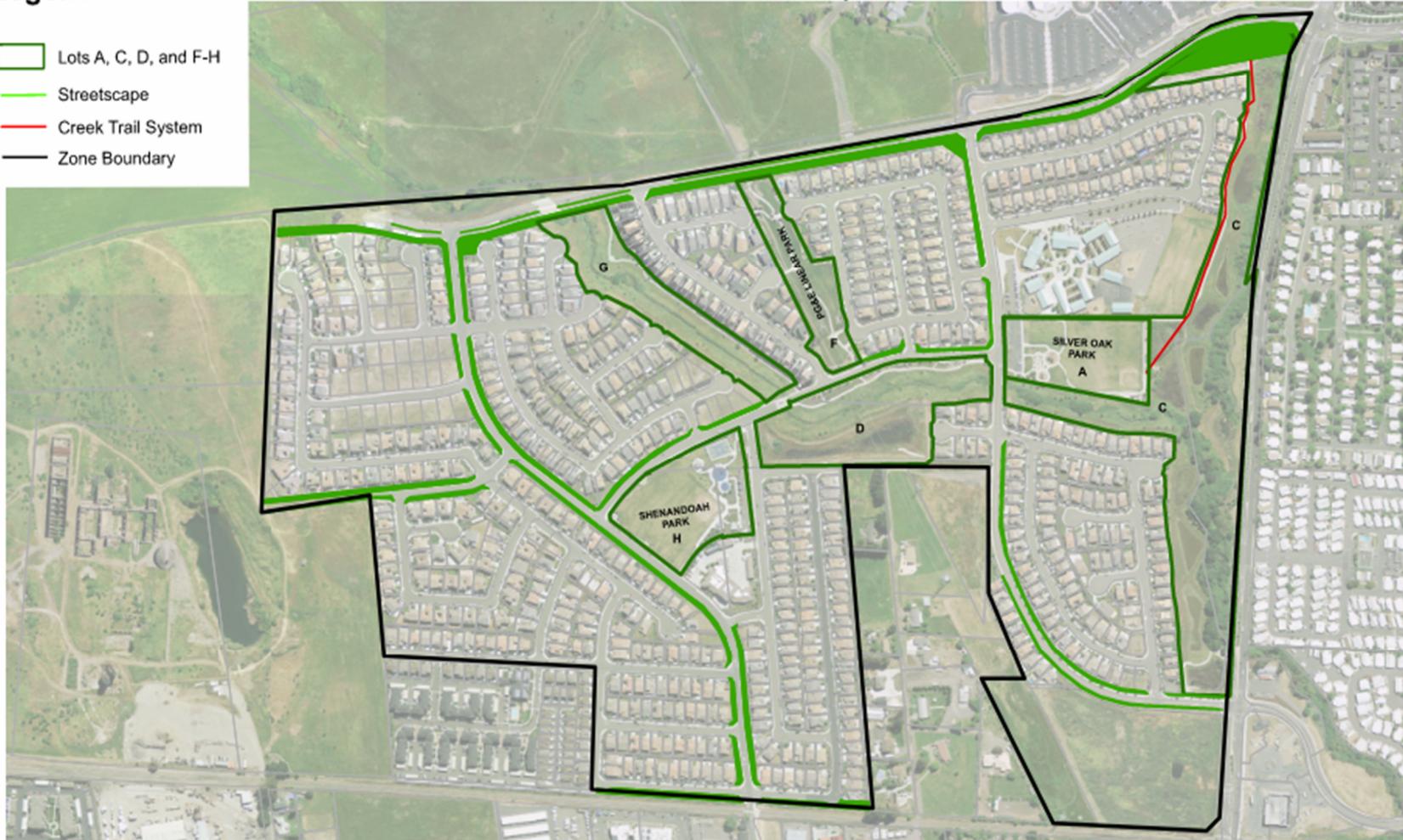


City of American Canyon
LMD Zone 2 - Vintage Ranch
Maintained Areas Funded by District

Appendix A

Legend 

-  Lots A, C, D, and F-H
-  Streetscape
-  Creek Trail System
-  Zone Boundary







APPENDIX B – ASSESSMENT ROLL

Assessment Roll

The Assessment Roll for FY 2025-26 for the American Canyon Landscaping and Lighting Assessment District are listed on the following pages. The annual assessment for each parcel within Zones 1, 2 and 3 of the Assessment District are shown individually. The lines and dimensions of each parcel are shown on the Assessor's Maps, available at the County of Napa Assessor's Office.



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN						
1	1	059191001000	80	1.83	-	\$459.78	\$0.00	
1	2	059191002000	81	0	1.00	\$459.78	\$459.78	172 VIA BELLAGIO
1	3	059191003000	82	0	1.00	\$459.78	\$459.78	168 VIA BELLAGIO
1	4	059191004000	83	0	1.00	\$459.78	\$459.78	164 VIA BELLAGIO
1	5	059191005000	84	0	1.00	\$459.78	\$459.78	160 VIA BELLAGIO
1	6	059191006000	85	0	1.00	\$459.78	\$459.78	138 CASTELLINA CIR
1	7	059191007000	86	0	1.00	\$459.78	\$459.78	134 CASTELLINA CIR
1	8	059191008000	87	0	1.00	\$459.78	\$459.78	130 CASTELLINA CIR
1	9	059191009000	88	0	1.00	\$459.78	\$459.78	126 CASTELLINA CIR
1	10	059191010000	89	0	1.00	\$459.78	\$459.78	122 CASTELLINA CIR
1	11	059191011000	90	0	1.00	\$459.78	\$459.78	118 CASTELLINA CIR
1	12	059191012000	91	0	1.00	\$459.78	\$459.78	114 CASTELLINA CIR
1	13	059191013000	92	0	1.00	\$459.78	\$459.78	110 CASTELLINA CIR
1	14	059191014000	93	0	1.00	\$459.78	\$459.78	106 CASTELLINA CIR
1	15	059191015000	94	0	1.00	\$459.78	\$459.78	102 CASTELLINA CIR
1	16	059191016000	95	0	1.00	\$459.78	\$459.78	98 CASTELLINA CIR
1	17	059191017000	96	0	1.00	\$459.78	\$459.78	94 CASTELLINA CIR
1	18	059191018000	97	0	1.00	\$459.78	\$459.78	90 CASTELLINA CIR
1	19	059191019000	98	0	1.00	\$459.78	\$459.78	86 CASTELLINA CIR
1	20	059191020000	99	0	1.00	\$459.78	\$459.78	82 CASTELLINA CIR
1	21	059191021000	100	0	1.00	\$459.78	\$459.78	78 CASTELLINA CIR
1	22	059191022000	101	0	1.00	\$459.78	\$459.78	74 CASTELLINA CIR
1	23	059191023000	102	0	1.00	\$459.78	\$459.78	70 CASTELLINA CIR
1	24	059191024000	103	0	1.00	\$459.78	\$459.78	66 CASTELLINA CIR
1	25	059191025000	104	0	1.00	\$459.78	\$459.78	62 CASTELLINA CIR
1	26	059191026000	105	0	1.00	\$459.78	\$459.78	58 CASTELLINA CIR
1	27	059191027000	106	0	1.00	\$459.78	\$459.78	54 CASTELLINA CIR
1	28	059191028000	107	0	1.00	\$459.78	\$459.78	50 CASTELLINA CIR
1	29	059191029000	108	0	1.00	\$459.78	\$459.78	45 CASTELLINA CIR
1	30	059191030000	109	0	1.00	\$459.78	\$459.78	35 VIA FIRENZE
1	31	059191031000	110	0	1.00	\$459.78	\$459.78	31 VIA FIRENZE
1	32	059191032000	111	0	1.00	\$459.78	\$459.78	27 VIA FIRENZE
1	33	059191033000	112	0	1.00	\$459.78	\$459.78	23 VIA FIRENZE
1	34	059191034000	113	0	1.00	\$459.78	\$459.78	19 VIA FIRENZE
1	35	059191035000	114	0	1.00	\$459.78	\$459.78	15 VIA FIRENZE
1	36	059191036000	115	0	1.00	\$459.78	\$459.78	11 VIA FIRENZE
1	37	059191037000	116	0	1.00	\$459.78	\$459.78	7 VIA FIRENZE
1	38	059191038000	117	0	1.00	\$459.78	\$459.78	3 VIA FIRENZE
1	39	059191039000	118	0	1.00	\$459.78	\$459.78	136 VIA BELLAGIO
1	40	059191040000	119	0	1.00	\$459.78	\$459.78	140 VIA BELLAGIO
1	41	059191041000	120	0	1.00	\$459.78	\$459.78	144 VIA BELLAGIO
1	42	059191042000	121	0	1.00	\$459.78	\$459.78	148 VIA BELLAGIO
1	43	059191043000	122	0	1.00	\$459.78	\$459.78	152 VIA BELLAGIO
1	44	059191044000	123	0	1.00	\$459.78	\$459.78	156 VIA BELLAGIO
1	45	059191045000	124	0	1.00	\$459.78	\$459.78	2 CASTELLINA CIR
1	46	059191046000	125	0	1.00	\$459.78	\$459.78	6 CASTELLINA CIR
1	47	059191047000	126	0	1.00	\$459.78	\$459.78	10 CASTELLINA CIR
1	48	059191048000	127	0	1.00	\$459.78	\$459.78	14 CASTELLINA CIR
1	49	059191049000	128	0	1.00	\$459.78	\$459.78	18 CASTELLINA CIR



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN						
1	50	059191050000	129	0	1.00	\$459.78	\$459.78	22 CASTELLINA CIR
1	51	059191051000	130	0	1.00	\$459.78	\$459.78	26 CASTELLINA CIR
1	52	059191052000	131	0	1.00	\$459.78	\$459.78	30 CASTELLINA CIR
1	53	059191053000	132	0	1.00	\$459.78	\$459.78	34 CASTELLINA CIR
1	54	059191054000	133	0	1.00	\$459.78	\$459.78	38 CASTELLINA CIR
1	55	059191055000	134	0	1.00	\$459.78	\$459.78	42 CASTELLINA CIR
1	56	059192001000	135	0	1.00	\$459.78	\$459.78	87 CASTELLINA CIR
1	57	059192002000	136	0	1.00	\$459.78	\$459.78	83 CASTELLINA CIR
1	58	059192003000	137	0	1.00	\$459.78	\$459.78	79 CASTELLINA CIR
1	59	059192004000	138	0	1.00	\$459.78	\$459.78	75 CASTELLINA CIR
1	60	059192005000	139	0	1.00	\$459.78	\$459.78	71 CASTELLINA CIR
1	61	059192006000	140	0	1.00	\$459.78	\$459.78	67 CASTELLINA CIR
1	62	059192007000	141	0	1.00	\$459.78	\$459.78	63 CASTELLINA CIR
1	63	059192008000	142	0	1.00	\$459.78	\$459.78	59 CASTELLINA CIR
1	64	059192009000	143	0	1.00	\$459.78	\$459.78	55 CASTELLINA CIR
1	65	059192010000	144	0	1.00	\$459.78	\$459.78	51 CASTELLINA CIR
1	66	059192011000	145	0	1.00	\$459.78	\$459.78	35 CASTELLINA CIR
1	67	059192012000	146	0	1.00	\$459.78	\$459.78	31 CASTELLINA CIR
1	68	059192013000	147	0	1.00	\$459.78	\$459.78	27 CASTELLINA CIR
1	69	059192014000	148	0	1.00	\$459.78	\$459.78	23 CASTELLINA CIR
1	70	059192015000	149	0	1.00	\$459.78	\$459.78	19 CASTELLINA CIR
1	71	059192016000	150	0	1.00	\$459.78	\$459.78	15 CASTELLINA CIR
1	72	059192017000	151	0	1.00	\$459.78	\$459.78	11 CASTELLINA CIR
1	73	059192018000	152	0	1.00	\$459.78	\$459.78	7 CASTELLINA CIR
1	74	059192019000	153	0	1.00	\$459.78	\$459.78	3 CASTELLINA CIR
1	75	059201001000	154	0	1.00	\$459.78	\$459.78	14 VIA FIRENZE
1	76	059201002000	155	0	1.00	\$459.78	\$459.78	18 VIA FIRENZE
1	77	059201003000	156	0	1.00	\$459.78	\$459.78	22 VIA FIRENZE
1	78	059201004000	157	0	1.00	\$459.78	\$459.78	113 VIA PESCARA
1	79	059201005000	158	0	1.00	\$459.78	\$459.78	109 VIA PESCARA
1	80	059201006000	159	0	1.00	\$459.78	\$459.78	105 VIA PESCARA
1	81	059201007000	160	0	1.00	\$459.78	\$459.78	101 VIA PESCARA
1	82	059201008000	161	0	1.00	\$459.78	\$459.78	97 VIA PESCARA
1	83	059201009000	162	0	1.00	\$459.78	\$459.78	93 VIA PESCARA
1	84	059201010000	163	0	1.00	\$459.78	\$459.78	89 VIA PESCARA
1	85	059201011000	164	0	1.00	\$459.78	\$459.78	85 VIA PESCARA
1	86	059201012000	165	0	1.00	\$459.78	\$459.78	81 VIA PESCARA
1	87	059201013000	166	0	1.00	\$459.78	\$459.78	57 VIA PESCARA
1	88	059201014000	167	0	1.00	\$459.78	\$459.78	53 VIA PESCARA
1	89	059201015000	168	0	1.00	\$459.78	\$459.78	49 VIA PESCARA
1	90	059201016000	169	0	1.00	\$459.78	\$459.78	45 VIA PESCARA
1	91	059201017000	170	0	1.00	\$459.78	\$459.78	27 VIA PESCARA
1	92	059201018000	171	0	1.00	\$459.78	\$459.78	23 VIA PESCARA
1	93	059201019000	172	0	1.00	\$459.78	\$459.78	19 VIA PESCARA
1	94	059201020000	173	0	1.00	\$459.78	\$459.78	15 VIA PESCARA
1	95	059201021000	174	0	1.00	\$459.78	\$459.78	6 ELBA CT
1	96	059201022000	175	0	1.00	\$459.78	\$459.78	10 ELBA CT
1	97	059201023000	176	0	1.00	\$459.78	\$459.78	14 ELBA CT
1	98	059201024000	177	0	1.00	\$459.78	\$459.78	19 ELBA CT



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN						
1	99	059201025000	178	0	1.00	\$459.78	\$459.78	15 ELBA CT
1	100	059201026000	179	0	1.00	\$459.78	\$459.78	11 ELBA CT
1	101	059201027000	180	0	1.00	\$459.78	\$459.78	7 ELBA CT
1	102	059201028000	181	0	1.00	\$459.78	\$459.78	3 ELBA CT
1	103	059202001000	182	0	1.00	\$459.78	\$459.78	118 VIA PESCARA
1	104	059202002000	183	0	1.00	\$459.78	\$459.78	114 VIA PESCARA
1	105	059202003000	184	0	1.00	\$459.78	\$459.78	110 VIA PESCARA
1	106	059202004000	185	0	1.00	\$459.78	\$459.78	106 VIA PESCARA
1	107	059202005000	186	0	1.00	\$459.78	\$459.78	102 VIA PESCARA
1	108	059202006000	187	0	1.00	\$459.78	\$459.78	98 VIA PESCARA
1	109	059202007000	188	0	1.00	\$459.78	\$459.78	94 VIA PESCARA
1	110	059202008000	189	0	1.00	\$459.78	\$459.78	90 VIA PESCARA
1	111	059202009000	190	0	1.00	\$459.78	\$459.78	86 VIA PESCARA
1	112	059202010000	191	0	1.00	\$459.78	\$459.78	82 VIA PESCARA
1	113	059202011000	192	0	1.00	\$459.78	\$459.78	78 VIA PESCARA
1	114	059202012000	193	0	1.00	\$459.78	\$459.78	74 VIA PESCARA
1	115	059202013000	194	0	1.00	\$459.78	\$459.78	70 VIA PESCARA
1	116	059202014000	195	0	1.00	\$459.78	\$459.78	66 VIA PESCARA
1	117	059202015000	196	0	1.00	\$459.78	\$459.78	62 VIA PESCARA
1	118	059202016000	197	0	1.00	\$459.78	\$459.78	58 VIA PESCARA
1	119	059202017000	198	0	1.00	\$459.78	\$459.78	54 VIA PESCARA
1	120	059202018000	199	0	1.00	\$459.78	\$459.78	50 VIA PESCARA
1	121	059202019000	200	0	1.00	\$459.78	\$459.78	46 VIA PESCARA
1	122	059202020000	201	0	1.00	\$459.78	\$459.78	42 VIA PESCARA
1	123	059202021000	202	0	1.00	\$459.78	\$459.78	38 VIA PESCARA
1	124	059202022000	203	0	1.00	\$459.78	\$459.78	34 VIA PESCARA
1	125	059202023000	204	1.07	-	\$459.78	\$0.00	
1	126	059202024000	205	0	1.00	\$459.78	\$459.78	108 VIA BELLAGIO
1	127	059202025000	206	0	1.00	\$459.78	\$459.78	112 VIA BELLAGIO
1	128	059202026000	207	0	1.00	\$459.78	\$459.78	116 VIA BELLAGIO
1	129	059202027000	208	0	1.00	\$459.78	\$459.78	120 VIA BELLAGIO
1	130	059202028000	209	0	1.00	\$459.78	\$459.78	124 VIA BELLAGIO
1	131	059202029000	210	0	1.00	\$459.78	\$459.78	128 VIA BELLAGIO
1	132	059202030000	211	0	1.00	\$459.78	\$459.78	132 VIA BELLAGIO
1	133	059202031000	212	0	1.00	\$459.78	\$459.78	2 VIA PESCARA
1	134	059202032000	213	0	1.00	\$459.78	\$459.78	6 VIA PESCARA
1	135	059202033000	214	0	1.00	\$459.78	\$459.78	10 VIA PESCARA
1	136	059202034000	215	0	1.00	\$459.78	\$459.78	14 VIA PESCARA
1	137	059202035000	216	0	1.00	\$459.78	\$459.78	18 VIA PESCARA
1	138	059202036000	217	0	1.00	\$459.78	\$459.78	22 VIA PESCARA
1	139	059202037000	218	0	1.00	\$459.78	\$459.78	26 VIA PESCARA
1	140	059202038000	219	0	1.00	\$459.78	\$459.78	30 VIA PESCARA
1	141	059211001000	220	1	-	\$459.78	\$0.00	
1	142	059211002000	221	0	1.00	\$459.78	\$459.78	50 MONTECARLO WAY
1	143	059211003000	222	0	1.00	\$459.78	\$459.78	46 MONTECARLO WAY
1	144	059211004000	223	0	1.00	\$459.78	\$459.78	42 MONTECARLO WAY
1	145	059211005000	224	0	1.00	\$459.78	\$459.78	38 MONTECARLO WAY
1	146	059211006000	225	0	1.00	\$459.78	\$459.78	34 MONTECARLO WAY
1	147	059211007000	226	0	1.00	\$459.78	\$459.78	30 MONTECARLO WAY
1	148	059211008000	227	0	1.00	\$459.78	\$459.78	26 MONTECARLO WAY



ZONE	ASMT NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
1	149	059211009000	228	0	1.00	\$459.78	\$459.78	22 MONTECARLO WAY
1	150	059211010000	229	0	1.00	\$459.78	\$459.78	18 MONTECARLO WAY
1	151	059211011000	230	0	1.00	\$459.78	\$459.78	14 MONTECARLO WAY
1	152	059211012000	231	0	1.00	\$459.78	\$459.78	10 MONTECARLO WAY
1	153	059211013000	232	0	1.00	\$459.78	\$459.78	6 MONTECARLO WAY
1	154	059211014000	233	0	1.00	\$459.78	\$459.78	2 MONTECARLO WAY
1	155	059212001000	234	0	1.00	\$459.78	\$459.78	59 MONTECARLO WAY
1	156	059212002000	235	0	1.00	\$459.78	\$459.78	63 MONTECARLO WAY
1	157	059212003000	236	0	1.00	\$459.78	\$459.78	67 MONTECARLO WAY
1	158	059212004000	237	0	1.00	\$459.78	\$459.78	42 PIENZA DR
1	159	059212005000	238	0	1.00	\$459.78	\$459.78	38 PIENZA DR
1	160	059212006000	239	0	1.00	\$459.78	\$459.78	34 PIENZA DR
1	161	059212007000	240	0	1.00	\$459.78	\$459.78	30 PIENZA DR
1	162	059212008000	241	0	1.00	\$459.78	\$459.78	26 PIENZA DR
1	163	059212009000	242	0	1.00	\$459.78	\$459.78	22 PIENZA DR
1	164	059212010000	243	0	1.00	\$459.78	\$459.78	18 PIENZA DR
1	165	059212011000	244	0	1.00	\$459.78	\$459.78	14 PIENZA DR
1	166	059212012000	245	0	1.00	\$459.78	\$459.78	10 PIENZA DR
1	167	059212013000	246	0	1.00	\$459.78	\$459.78	35 MONTECARLO WAY
1	168	059212014000	247	0	1.00	\$459.78	\$459.78	39 MONTECARLO WAY
1	169	059212015000	248	0	1.00	\$459.78	\$459.78	43 MONTECARLO WAY
1	170	059212016000	249	0	1.00	\$459.78	\$459.78	47 MONTECARLO WAY
1	171	059212017000	250	0	1.00	\$459.78	\$459.78	51 MONTECARLO WAY
1	172	059212018000	251	0	1.00	\$459.78	\$459.78	55 MONTECARLO WAY
1	173	059213001000	252	0	1.00	\$459.78	\$459.78	71 MONTECARLO WAY
1	174	059213002000	253	0	1.00	\$459.78	\$459.78	75 MONTECARLO WAY
1	175	059213003000	254	0	1.00	\$459.78	\$459.78	79 MONTECARLO WAY
1	176	059213004000	255	0	1.00	\$459.78	\$459.78	167 VIA BELLAGIO
1	177	059213005000	256	0	1.00	\$459.78	\$459.78	163 VIA BELLAGIO
1	178	059213006000	257	0	1.00	\$459.78	\$459.78	159 VIA BELLAGIO
1	179	059213007000	258	0	1.00	\$459.78	\$459.78	155 VIA BELLAGIO
1	180	059213008000	259	0	1.00	\$459.78	\$459.78	151 VIA BELLAGIO
1	181	059213009000	260	0	1.00	\$459.78	\$459.78	147 VIA BELLAGIO
1	182	059213010000	261	0	1.00	\$459.78	\$459.78	143 VIA BELLAGIO
1	183	059213011000	262	0	1.00	\$459.78	\$459.78	139 VIA BELLAGIO
1	184	059213012000	263	0	1.00	\$459.78	\$459.78	135 VIA BELLAGIO
1	185	059213013000	264	0	1.00	\$459.78	\$459.78	131 VIA BELLAGIO
1	186	059213014000	265	0	1.00	\$459.78	\$459.78	127 VIA BELLAGIO
1	187	059213015000	266	0	1.00	\$459.78	\$459.78	123 VIA BELLAGIO
1	188	059213016000	267	0	1.00	\$459.78	\$459.78	119 VIA BELLAGIO
1	189	059213017000	268	0	1.00	\$459.78	\$459.78	115 VIA BELLAGIO
1	190	059213018000	269	0	1.00	\$459.78	\$459.78	111 VIA BELLAGIO
1	191	059213019000	270	0	1.00	\$459.78	\$459.78	107 VIA BELLAGIO
1	192	059213020000	271	0	1.00	\$459.78	\$459.78	3 PIENZA DR
1	193	059213021000	272	0	1.00	\$459.78	\$459.78	7 PIENZA DR
1	194	059213022000	273	0	1.00	\$459.78	\$459.78	11 PIENZA DR
1	195	059213023000	274	0	1.00	\$459.78	\$459.78	15 PIENZA DR
1	196	059213024000	275	0	1.00	\$459.78	\$459.78	19 PIENZA DR
1	197	059213025000	276	0	1.00	\$459.78	\$459.78	23 PIENZA DR



ZONE	ASMT NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
1	198	059213026000	277	0	1.00	\$459.78	\$459.78	27 PIENZA DR
1	199	059213027000	278	0	1.00	\$459.78	\$459.78	31 PIENZA DR
1	200	059213028000	279	0	1.00	\$459.78	\$459.78	35 PIENZA DR
1	201	059213029000	280	0	1.00	\$459.78	\$459.78	39 PIENZA DR
1	202	059213030000	281	0	1.00	\$459.78	\$459.78	43 PIENZA DR
1	203	059213031000	282	0	1.00	\$459.78	\$459.78	47 PIENZA DR
1	204	059213032000	283	0	1.00	\$459.78	\$459.78	51 PIENZA DR
1	205	059221001000	284	0.15	1.00	\$459.78	\$459.78	59 VIA LA MORRA
1	206	059221002000	285	0.15	1.00	\$459.78	\$459.78	55 VIA LA MORRA
1	207	059221003000	286	0.2	1.00	\$459.78	\$459.78	51 VIA LA MORRA
1	208	059221004000	287	0.18	1.00	\$459.78	\$459.78	47 VIA LA MORRA
1	209	059221005000	288	0.16	1.00	\$459.78	\$459.78	43 VIA LA MORRA
1	210	059221006000	289	0.13	1.00	\$459.78	\$459.78	39 VIA LA MORRA
1	211	059221007000	290	0.12	1.00	\$459.78	\$459.78	35 VIA LA MORRA
1	212	059221008000	291	0.14	1.00	\$459.78	\$459.78	31 VIA LA MORRA
1	213	059221009000	292	0.14	1.00	\$459.78	\$459.78	27 VIA LA MORRA
1	214	059221010000	293	0.12	1.00	\$459.78	\$459.78	23 VIA LA MORRA
1	215	059221011000	294	0.13	1.00	\$459.78	\$459.78	19 VIA LA MORRA
1	216	059221012000	295	0.17	1.00	\$459.78	\$459.78	15 VIA LA MORRA
1	217	059221013000	296	0.16	1.00	\$459.78	\$459.78	11 VIA LA MORRA
1	218	059221014000	297	0.14	1.00	\$459.78	\$459.78	7 VIA LA MORRA
1	219	059221015000	298	0.23	1.00	\$459.78	\$459.78	3 VIA LA MORRA
1	220	059221016000	299	0.19	1.00	\$459.78	\$459.78	69 VIA BELLAGIO
1	221	059221017000	300	0.14	1.00	\$459.78	\$459.78	61 VIA BELLAGIO
1	222	059221018000	301	0.16	1.00	\$459.78	\$459.78	55 VIA BELLAGIO
1	223	059222001000	302	0.17	1.00	\$459.78	\$459.78	62 VIA LA MORRA
1	224	059222002000	303	0.15	1.00	\$459.78	\$459.78	58 VIA LA MORRA
1	225	059222003000	304	0.17	1.00	\$459.78	\$459.78	54 VIA LA MORRA
1	226	059222004000	305	0.2	1.00	\$459.78	\$459.78	50 VIA LA MORRA
1	227	059222005000	306	0.15	1.00	\$459.78	\$459.78	15 BIELLA CT
1	228	059222006000	307	0.12	1.00	\$459.78	\$459.78	11 BIELLA CT
1	229	059222007000	308	0.14	1.00	\$459.78	\$459.78	7 BIELLA CT
1	230	059222008000	309	0.26	1.00	\$459.78	\$459.78	3 BIELLA CT
1	231	059222009000	310	0.29	1.00	\$459.78	\$459.78	2 BIELLA CT
1	232	059222010000	311	0.13	1.00	\$459.78	\$459.78	6 BIELLA CT
1	233	059222011000	312	0.18	1.00	\$459.78	\$459.78	10 BIELLA CT
1	234	059222012000	313	0.25	1.00	\$459.78	\$459.78	18 VIA LA MORRA
1	235	059222013000	314	0.24	1.00	\$459.78	\$459.78	14 VIA LA MORRA
1	236	059222014000	315	0.23	1.00	\$459.78	\$459.78	10 VIA LA MORRA
1	237	059222015000	316	0.34	1.00	\$459.78	\$459.78	6 VIA LA MORRA
1	238	059222016000	317	0.17	1.00	\$459.78	\$459.78	51 VIA BELLAGIO
1	239	059222017000	318	0.13	1.00	\$459.78	\$459.78	47 VIA BELLAGIO
1	240	059222018000	319	0.13	1.00	\$459.78	\$459.78	43 VIA BELLAGIO
1	241	059222019000	320	0.13	1.00	\$459.78	\$459.78	39 VIA BELLAGIO
1	242	059222020000	321	0.13	1.00	\$459.78	\$459.78	35 VIA BELLAGIO
1	243	059222021000	322	0.13	1.00	\$459.78	\$459.78	31 VIA BELLAGIO
1	244	059222022000	323	0.13	1.00	\$459.78	\$459.78	27 VIA BELLAGIO
1	245	059222023000	324	0.13	1.00	\$459.78	\$459.78	23 VIA BELLAGIO
1	246	059222024000	325	0.13	1.00	\$459.78	\$459.78	19 VIA BELLAGIO
1	247	059222025000	326	0.13	1.00	\$459.78	\$459.78	15 VIA BELLAGIO



ZONE	ASMT NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
1	248	059222026000	327	0.13	1.00	\$459.78	\$459.78	11 VIA BELLAGIO
1	249	059222027000	328	0.13	1.00	\$459.78	\$459.78	7 VIA BELLAGIO
1	250	059222028000	329	0.15	1.00	\$459.78	\$459.78	3 VIA BELLAGIO
1	251	059231001000	330	0.21	1.00	\$459.78	\$459.78	14 VIA BELLAGIO
1	252	059231002000	331	0.22	1.00	\$459.78	\$459.78	18 VIA BELLAGIO
1	253	059231003000	332	0.23	1.00	\$459.78	\$459.78	22 VIA BELLAGIO
1	254	059231004000	333	0.23	1.00	\$459.78	\$459.78	26 VIA BELLAGIO
1	255	059231005000	334	0.22	1.00	\$459.78	\$459.78	30 VIA BELLAGIO
1	256	059231006000	335	0.2	1.00	\$459.78	\$459.78	34 VIA BELLAGIO
1	257	059231007000	336	0.2	1.00	\$459.78	\$459.78	38 VIA BELLAGIO
1	258	059231008000	337	0.18	1.00	\$459.78	\$459.78	42 VIA BELLAGIO
1	259	059231009000	338	0.18	1.00	\$459.78	\$459.78	46 VIA BELLAGIO
1	260	059231010000	339	0.18	1.00	\$459.78	\$459.78	50 VIA BELLAGIO
1	261	059231011000	340	0.21	1.00	\$459.78	\$459.78	54 VIA BELLAGIO
1	262	059231012000	341	0.19	1.00	\$459.78	\$459.78	27 PELLERIA DR
1	263	059231013000	342	0.15	1.00	\$459.78	\$459.78	31 PELLERIA DR
1	264	059231014000	343	0.15	1.00	\$459.78	\$459.78	35 PELLERIA DR
1	265	059231015000	344	0.15	1.00	\$459.78	\$459.78	39 PELLERIA DR
1	266	059231016000	345	0.15	1.00	\$459.78	\$459.78	43 PELLERIA DR
1	267	059231017000	346	0.15	1.00	\$459.78	\$459.78	47 PELLERIA DR
1	268	059231018000	347	0.15	1.00	\$459.78	\$459.78	51 PELLERIA DR
1	269	059231019000	348	0.27	1.00	\$459.78	\$459.78	59 VIA MARCIANA
1	270	059232001000	349	0.17	1.00	\$459.78	\$459.78	78 VIA BELLAGIO
1	271	059232002000	350	0.21	1.00	\$459.78	\$459.78	74 VIA BELLAGIO
1	272	059232003000	351	0.22	1.00	\$459.78	\$459.78	70 VIA BELLAGIO
1	273	059232004000	352	0.21	1.00	\$459.78	\$459.78	66 VIA BELLAGIO
1	274	059232005000	353	0.19	1.00	\$459.78	\$459.78	62 VIA BELLAGIO
1	275	059232006000	354	0.23	1.00	\$459.78	\$459.78	58 VIA BELLAGIO
1	276	059232007000	355	0.18	1.00	\$459.78	\$459.78	23 PELLERIA DR
1	277	059232008000	356	0.14	1.00	\$459.78	\$459.78	19 PELLERIA DR
1	278	059232009000	357	0.14	1.00	\$459.78	\$459.78	15 PELLERIA DR
1	279	059232010000	358	0.15	1.00	\$459.78	\$459.78	11 PELLERIA DR
1	280	059232011000	359	0.2	1.00	\$459.78	\$459.78	7 PELLERIA DR
1	281	059232012000	360	0.19	1.00	\$459.78	\$459.78	3 PELLERIA DR
1	282	059232013000	361	0.17	1.00	\$459.78	\$459.78	27 VIA MONTALCINO
1	283	059232014000	362	0.14	1.00	\$459.78	\$459.78	23 VIA MONTALCINO
1	284	059232015000	363	0.14	1.00	\$459.78	\$459.78	19 VIA MONTALCINO
1	285	059232016000	364	0.14	1.00	\$459.78	\$459.78	15 VIA MONTALCINO
1	286	059232017000	365	0.14	1.00	\$459.78	\$459.78	11 VIA MONTALCINO
1	287	059232018000	366	0.14	1.00	\$459.78	\$459.78	7 VIA MONTALCINO
1	288	059232019000	367	0.22	1.00	\$459.78	\$459.78	3 VIA MONTALCINO
1	289	059232020000	368	0.26	1.00	\$459.78	\$459.78	4 PALAZZO WAY
1	290	059232021000	369	0.16	1.00	\$459.78	\$459.78	8 PALAZZO WAY
1	291	059232022000	370	0.16	1.00	\$459.78	\$459.78	12 PALAZZO WAY
1	292	059232023000	371	0.16	1.00	\$459.78	\$459.78	16 PALAZZO WAY
1	293	059232024000	372	0.16	1.00	\$459.78	\$459.78	20 PALAZZO WAY
1	294	059232025000	373	0.17	1.00	\$459.78	\$459.78	24 PALAZZO WAY
1	295	059232026000	374	0.17	1.00	\$459.78	\$459.78	28 PALAZZO WAY
1	296	059232027000	375	0.17	1.00	\$459.78	\$459.78	32 PALAZZO WAY



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN						
1	297	059232028000	376	0.19	1.00	\$459.78	\$459.78	36 PALAZZO WAY
1	298	059232029000	377	0.23	1.00	\$459.78	\$459.78	40 PALAZZO WAY
1	299	059232030000	378	0.2	1.00	\$459.78	\$459.78	44 PALAZZO WAY
1	300	059232031000	379	0.17	1.00	\$459.78	\$459.78	48 PALAZZO WAY
1	301	059233001000	380	0.21	1.00	\$459.78	\$459.78	50 PELLERIA DR
1	302	059233002000	381	0.19	1.00	\$459.78	\$459.78	46 PELLERIA DR
1	303	059233003000	382	0.19	1.00	\$459.78	\$459.78	42 PELLERIA DR
1	304	059233004000	383	0.19	1.00	\$459.78	\$459.78	38 PELLERIA DR
1	305	059233005000	384	0.2	1.00	\$459.78	\$459.78	34 PELLERIA DR
1	306	059233006000	385	0.21	1.00	\$459.78	\$459.78	30 PELLERIA DR
1	307	059233007000	386	0.21	1.00	\$459.78	\$459.78	26 PELLERIA DR
1	308	059233008000	387	0.22	1.00	\$459.78	\$459.78	22 PELLERIA DR
1	309	059233009000	388	0.26	1.00	\$459.78	\$459.78	18 PELLERIA DR
1	310	059233010000	389	0.16	1.00	\$459.78	\$459.78	14 VIA MONTALCINO
1	311	059233011000	390	0.15	1.00	\$459.78	\$459.78	10 VIA MONTALCINO
1	312	059233012000	391	0.16	1.00	\$459.78	\$459.78	6 VIA MONTALCINO
1	313	059233013000	392	0.19	1.00	\$459.78	\$459.78	2 VIA MONTALCINO
1	314	059233014000	393	0.15	1.00	\$459.78	\$459.78	21 PALAZZO WAY
1	315	059233015000	394	0.14	1.00	\$459.78	\$459.78	25 PALAZZO WAY
1	316	059233016000	395	0.14	1.00	\$459.78	\$459.78	29 PALAZZO WAY
1	317	059233017000	396	0.14	1.00	\$459.78	\$459.78	33 PALAZZO WAY
1	318	059233018000	397	0.14	1.00	\$459.78	\$459.78	37 PALAZZO WAY
1	319	059233019000	398	0.14	1.00	\$459.78	\$459.78	41 PALAZZO WAY
1	320	059233020000	399	0.14	1.00	\$459.78	\$459.78	45 PALAZZO WAY
1	321	059233021000	400	0.14	1.00	\$459.78	\$459.78	49 PALAZZO WAY
1	322	059233022000	401	0.13	1.00	\$459.78	\$459.78	53 PALAZZO WAY
1	323	059233023000	402	0.13	1.00	\$459.78	\$459.78	57 PALAZZO WAY
1	324	059241001000	403	0.2	1.00	\$459.78	\$459.78	30 VIA TREVISO
1	325	059241002000	404	0.17	1.00	\$459.78	\$459.78	26 VIA TREVISO
1	326	059241003000	405	0.17	1.00	\$459.78	\$459.78	22 VIA TREVISO
1	327	059241004000	406	0.17	1.00	\$459.78	\$459.78	18 VIA TREVISO
1	328	059241005000	407	0.17	1.00	\$459.78	\$459.78	14 VIA TREVISO
1	329	059241006000	408	0.17	1.00	\$459.78	\$459.78	10 VIA TREVISO
1	330	059241007000	409	0.16	1.00	\$459.78	\$459.78	6 VIA TREVISO
1	331	059241008000	410	0.22	1.00	\$459.78	\$459.78	2 VIA TREVISO
1	332	059241009000	411	0.23	1.00	\$459.78	\$459.78	22 SARCEDO WAY
1	333	059241010000	412	0.17	1.00	\$459.78	\$459.78	26 SARCEDO WAY
1	334	059241011000	413	0.18	1.00	\$459.78	\$459.78	30 SARCEDO WAY
1	335	059241012000	414	0.18	1.00	\$459.78	\$459.78	34 SARCEDO WAY
1	336	059241013000	415	0.18	1.00	\$459.78	\$459.78	38 SARCEDO WAY
1	337	059241014000	416	0.18	1.00	\$459.78	\$459.78	42 SARCEDO WAY
1	338	059241015000	417	0.18	1.00	\$459.78	\$459.78	46 SARCEDO WAY
1	339	059241016000	418	0.2	1.00	\$459.78	\$459.78	50 SARCEDO WAY
1	340	059241017000	419	0.05	-	\$459.78	\$0.00	
1	341	059241018000	420	0.21	1.00	\$459.78	\$459.78	54 SARCEDO WAY
1	342	059241019000	421	0.17	1.00	\$459.78	\$459.78	58 SARCEDO WAY
1	343	059241020000	422	0.16	1.00	\$459.78	\$459.78	62 SARCEDO WAY
1	344	059241021000	423	0.16	1.00	\$459.78	\$459.78	66 SARCEDO WAY
1	345	059241022000	424	0.16	1.00	\$459.78	\$459.78	70 SARCEDO WAY
1	346	059241023000	425	0.16	1.00	\$459.78	\$459.78	74 SARCEDO WAY



ZONE	ASMT NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
1	347	059241024000	426	0.15	1.00	\$459.78	\$459.78	78 SARCEDO WAY
1	348	059241025000	427	0.15	1.00	\$459.78	\$459.78	82 SARCEDO WAY
1	349	059241026000	428	0.15	1.00	\$459.78	\$459.78	86 SARCEDO WAY
1	350	059241027000	429	0.15	1.00	\$459.78	\$459.78	90 SARCEDO WAY
1	351	059241028000	430	0.16	1.00	\$459.78	\$459.78	94 SARCEDO WAY
1	352	059241029000	431	0.16	1.00	\$459.78	\$459.78	98 SARCEDO WAY
1	353	059242001000	432	0.3	1.00	\$459.78	\$459.78	55 SARCEDO WAY
1	354	059242002000	433	0.21	1.00	\$459.78	\$459.78	59 SARCEDO WAY
1	355	059242003000	434	0.25	1.00	\$459.78	\$459.78	35 VIA PESARO
1	356	059242004000	435	0.19	1.00	\$459.78	\$459.78	15 VIA PESARO
1	357	059242005000	436	0.15	1.00	\$459.78	\$459.78	11 VIA PESARO
1	358	059242006000	437	0.15	1.00	\$459.78	\$459.78	7 VIA PESARO
1	359	059242007000	438	0.21	1.00	\$459.78	\$459.78	3 VIA PESARO
1	360	059243001000	439	0.2	1.00	\$459.78	\$459.78	75 SARCEDO WAY
1	361	059243002000	440	0.17	1.00	\$459.78	\$459.78	79 SARCEDO WAY
1	362	059243003000	441	0.21	1.00	\$459.78	\$459.78	83 SARCEDO WAY
1	363	059243004000	442	0.17	1.00	\$459.78	\$459.78	59 VIA TREVISO
1	364	059243005000	443	0.16	1.00	\$459.78	\$459.78	55 VIA TREVISO
1	365	059243006000	444	0.2	1.00	\$459.78	\$459.78	51 VIA TREVISO
1	366	059243016000	445	0.27	1.00	\$459.78	\$459.78	2 VIA PESARO
1	367	059243017000	446	0.2	1.00	\$459.78	\$459.78	6 VIA PESARO
1	368	059243018000	447	0.17	1.00	\$459.78	\$459.78	10 VIA PESARO
1	369	059243019000	448	0.17	1.00	\$459.78	\$459.78	14 VIA PESARO
1	370	059243020000	449	0.16	1.00	\$459.78	\$459.78	18 VIA PESARO
1	371	059243021000	450	0.29	1.00	\$459.78	\$459.78	22 VIA PESARO
1	372	059243022000	451	0.19	1.00	\$459.78	\$459.78	26 VIA PESARO
1	373	059243023000	452	0.17	1.00	\$459.78	\$459.78	30 VIA PESARO
1	374	059243024000	453	0.2	1.00	\$459.78	\$459.78	47 VIA TREVISO
1	375	059243025000	454	0.15	1.00	\$459.78	\$459.78	43 VIA TREVISO
1	376	059243026000	455	0.15	1.00	\$459.78	\$459.78	39 VIA TREVISO
1	377	059243027000	456	0.15	1.00	\$459.78	\$459.78	35 VIA TREVISO
1	378	059243028000	457	0.15	1.00	\$459.78	\$459.78	31 VIA TREVISO
1	379	059243029000	458	0.15	1.00	\$459.78	\$459.78	27 VIA TREVISO
1	380	059243030000	459	0.15	1.00	\$459.78	\$459.78	23 VIA TREVISO
1	381	059243031000	460	0.15	1.00	\$459.78	\$459.78	19 VIA TREVISO
1	382	059243032000	461	0.21	1.00	\$459.78	\$459.78	15 VIA TREVISO
1	383	059244001000	462	0.18	1.00	\$459.78	\$459.78	34 VIA TREVISO
1	384	059244002000	463	0.16	1.00	\$459.78	\$459.78	38 VIA TREVISO
1	385	059244003000	464	16	1.00	\$459.78	\$459.78	42 VIA TREVISO
1	386	059244004000	465	0.29	1.00	\$459.78	\$459.78	46 VIA TREVISO
1	387	059244005000	466	0.16	1.00	\$459.78	\$459.78	50 VIA TREVISO
1	388	059244006000	467	0.17	1.00	\$459.78	\$459.78	54 VIA TREVISO
1	389	059244007000	468	0.17	1.00	\$459.78	\$459.78	58 VIA TREVISO
1	390	059244008000	469	0.17	1.00	\$459.78	\$459.78	62 VIA TREVISO
1	391	059244009000	470	0.17	1.00	\$459.78	\$459.78	66 VIA TREVISO
1	392	059244010000	471	0.21	1.00	\$459.78	\$459.78	70 VIA TREVISO
1	393	059244011000	472	0.23	1.00	\$459.78	\$459.78	2 VIA BELLAGIO
1	394	059244012000	473	0.2	1.00	\$459.78	\$459.78	6 VIA BELLAGIO
1	395	059244013000	474	0.2	1.00	\$459.78	\$459.78	10 VIA BELLAGIO



ZONE	ASMT NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
1	396	059251001000	475	0.23	1.00	\$459.78	\$459.78	2 PALESTRINA CT
1	397	059251002000	476	0.18	1.00	\$459.78	\$459.78	6 PALESTRINA CT
1	398	059251003000	477	0.19	1.00	\$459.78	\$459.78	10 PALESTRINA CT
1	399	059251004000	478	0.17	1.00	\$459.78	\$459.78	14 PALESTRINA CT
1	400	059251005000	479	0.16	1.00	\$459.78	\$459.78	18 PALESTRINA CT
1	401	059251006000	480	0.16	1.00	\$459.78	\$459.78	22 PALESTRINA CT
1	402	059251007000	481	0.15	1.00	\$459.78	\$459.78	26 PALESTRINA CT
1	403	059251008000	482	0.16	1.00	\$459.78	\$459.78	30 PALESTRINA CT
1	404	059251009000	483	0.15	1.00	\$459.78	\$459.78	34 PALESTRINA CT
1	405	059251010000	484	0.15	1.00	\$459.78	\$459.78	38 PALESTRINA DR
1	406	059251011000	485	0.15	1.00	\$459.78	\$459.78	42 PALESTRINA DR
1	407	059251012000	486	0.15	1.00	\$459.78	\$459.78	46 PALESTRINA DR
1	408	059251013000	487	0.15	1.00	\$459.78	\$459.78	50 PALESTRINA DR
1	409	059251014000	488	0.17	1.00	\$459.78	\$459.78	54 PALESTRINA DR
1	410	059251015000	489	0.18	1.00	\$459.78	\$459.78	3 VIA MARCIANA
1	411	059251016000	490	0.13	1.00	\$459.78	\$459.78	7 VIA MARCIANA
1	412	059251017000	491	0.13	1.00	\$459.78	\$459.78	11 VIA MARCIANA
1	413	059251018000	492	0.13	1.00	\$459.78	\$459.78	15 VIA MARCIANA
1	414	059251019000	493	0.13	1.00	\$459.78	\$459.78	19 VIA MARCIANA
1	415	059251020000	494	0.13	1.00	\$459.78	\$459.78	23 VIA MARCIANA
1	416	059251021000	495	0.13	1.00	\$459.78	\$459.78	27 VIA MARCIANA
1	417	059251022000	496	0.13	1.00	\$459.78	\$459.78	31 VIA MARCIANA
1	418	059251023000	497	0.13	1.00	\$459.78	\$459.78	35 VIA MARCIANA
1	419	059251024000	498	0.16	1.00	\$459.78	\$459.78	39 VIA MARCIANA
1	420	059252001000	499	0.16	1.00	\$459.78	\$459.78	43 VIA MARCIANA
1	421	059252002000	500	0.14	1.00	\$459.78	\$459.78	47 VIA MARCIANA
1	422	059252003000	501	0.14	1.00	\$459.78	\$459.78	51 VIA MARCIANA
1	423	059252004000	502	0.14	1.00	\$459.78	\$459.78	55 VIA MARCIANA
1	424	059252005000	503	1.06	-	\$459.78	\$0.00	
1	425	059254001000	504	0.22	1.00	\$459.78	\$459.78	3 MARCELLO CT
1	426	059254002000	505	0.13	1.00	\$459.78	\$459.78	7 MARCELLO CT
1	427	059254003000	506	0.15	1.00	\$459.78	\$459.78	11 MARCELLO CT
1	428	059254004000	507	0.19	1.00	\$459.78	\$459.78	15 MARCELLO CT
1	429	059254005000	508	0.18	1.00	\$459.78	\$459.78	19 MARCELLO CT
1	430	059254006000	509	0.19	1.00	\$459.78	\$459.78	60 PALAZZO WAY
1	431	059254007000	510	0.15	1.00	\$459.78	\$459.78	56 PALAZZO WAY
1	432	059254008000	511	0.16	1.00	\$459.78	\$459.78	52 PALAZZO WAY
1	433	059255001000	512	0.21	1.00	\$459.78	\$459.78	3 CAMERINO CT
1	434	059255002000	513	0.16	1.00	\$459.78	\$459.78	7 CAMERINO CT
1	435	059255003000	514	0.17	1.00	\$459.78	\$459.78	11 CAMERINO CT
1	436	059255004000	515	0.17	1.00	\$459.78	\$459.78	15 CAMERINO CT
1	437	059255005000	516	0.17	1.00	\$459.78	\$459.78	19 CAMERINO CT
1	438	059255006000	517	0.18	1.00	\$459.78	\$459.78	18 MARCELLO CT
1	439	059255007000	518	0.19	1.00	\$459.78	\$459.78	14 MARCELLO CT
1	440	059255008000	519	0.17	1.00	\$459.78	\$459.78	10 MARCELLO CT
1	441	059255009000	520	0.17	1.00	\$459.78	\$459.78	6 MARCELLO CT
1	442	059255010000	521	0.31	1.00	\$459.78	\$459.78	2 MARCELLO CT
1	443	059256001000	522	0.19	1.00	\$459.78	\$459.78	3 PALESTRINA CT
1	444	059256002000	523	0.15	1.00	\$459.78	\$459.78	7 PALESTRINA CT



ZONE	ASMT NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
1	445	059256003000	524	0.25	1.00	\$459.78	\$459.78	11 PALESTRINA CT
1	446	059256004000	525	0.16	1.00	\$459.78	\$459.78	15 PALESTRINA CT
1	447	059256005000	526	0.14	1.00	\$459.78	\$459.78	19 PALESTRINA CT
1	448	059256006000	527	0.19	1.00	\$459.78	\$459.78	2 TOLENTINO DR
1	449	059256007000	528	0.18	1.00	\$459.78	\$459.78	6 TOLENTINO DR
1	450	059256008000	529	0.2	1.00	\$459.78	\$459.78	10 TOLENTINO DR
1	451	059256009000	530	0.19	1.00	\$459.78	\$459.78	14 CAMERINO CT
1	452	059256010000	531	0.18	1.00	\$459.78	\$459.78	10 CAMERINO CT
1	453	059256011000	532	0.19	1.00	\$459.78	\$459.78	6 CAMERINO CT
1	454	059256012000	533	0.31	1.00	\$459.78	\$459.78	2 CAMERINO CT
1	455	059257001000	534	0.21	1.00	\$459.78	\$459.78	2 VIA MARCIANA
1	456	059257002000	535	0.15	1.00	\$459.78	\$459.78	6 VIA MARCIANA
1	457	059257003000	536	0.15	1.00	\$459.78	\$459.78	10 VIA MARCIANA
1	458	059257004000	537	0.15	1.00	\$459.78	\$459.78	14 VIA MARCIANA
1	459	059257005000	538	0.14	1.00	\$459.78	\$459.78	18 VIA MARCIANA
1	460	059257006000	539	0.14	1.00	\$459.78	\$459.78	22 VIA MARCIANA
1	461	059257007000	540	0.14	1.00	\$459.78	\$459.78	26 VIA MARCIANA
1	462	059257008000	541	0.21	1.00	\$459.78	\$459.78	68 PALAZZO WAY
1	463	059257009000	542	0.22	1.00	\$459.78	\$459.78	64 PALAZZO WAY
1	464	059257010000	543	0.15	1.00	\$459.78	\$459.78	31 TOLENTINO DR
1	465	059257011000	544	0.14	1.00	\$459.78	\$459.78	27 TOLENTINO DR
1	466	059257012000	545	0.14	1.00	\$459.78	\$459.78	23 TOLENTINO DR
1	467	059257013000	546	0.14	1.00	\$459.78	\$459.78	19 TOLENTINO DR
1	468	059257014000	547	0.13	1.00	\$459.78	\$459.78	15 TOLENTINO DR
1	469	059257015000	548	0.13	1.00	\$459.78	\$459.78	11 TOLENTINO DR
1	470	059257016000	549	0.15	1.00	\$459.78	\$459.78	7 TOLENTINO DR
1	471	059257017000	550	0.18	1.00	\$459.78	\$459.78	3 TOLENTINO DR
					466		\$214,257.48	



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26		PROPERTY ADDRESS
	NO.	APN					ASSESSMENT		
2	1	59040058000	81	10	-	\$358.82	\$0.00	475 SILVER OAK TR	
2	2	59040059000	80	14	-	\$358.82	\$0.00	485 SILVER OAK TR	
2	3	59040060000	80	5.54	-	\$358.82	\$0.00		
2	4	59040061000	80	2.94	-	\$358.82	\$0.00		
2	5	59040064000	80	4.85	-	\$358.82	\$0.00		
2	789	59080012000	218	8.35	95.40	\$358.82	\$34,231.43	Village at Vintage Ranc	
2	790	59080041000	20	2.86	-	\$358.82	\$0.00	Village at Vintage Ranc	
2	6	59301001000	111	0	1.00	\$358.82	\$358.82	20 WHITE OAK DR	
2	7	59301002000	111E	0	1.00	\$358.82	\$358.82	24 WHITE OAK DR	
2	8	59301003000	111	0	1.00	\$358.82	\$358.82	28 WHITE OAK DR	
2	9	59301004000	111	0	1.00	\$358.82	\$358.82	32 WHITE OAK DR	
2	10	59301005000	111	0	1.00	\$358.82	\$358.82	36 WHITE OAK DR	
2	11	59301006000	111	0	1.00	\$358.82	\$358.82	40 WHITE OAK DR	
2	12	59301007000	111	0	1.00	\$358.82	\$358.82	44 WHITE OAK DR	
2	13	59301008000	111	0	1.00	\$358.82	\$358.82	48 WHITE OAK DR	
2	14	59301009000	111	0	1.00	\$358.82	\$358.82	52 WHITE OAK DR	
2	15	59301010000	111E	0	1.00	\$358.82	\$358.82	56 WHITE OAK DR	
2	16	59301011000	111E	0	1.00	\$358.82	\$358.82	51 RENWOOD LN	
2	17	59301012000	111	0	1.00	\$358.82	\$358.82	47 RENWOOD LN	
2	18	59301013000	111	0	1.00	\$358.82	\$358.82	43 RENWOOD LN	
2	19	59301014000	111	0	1.00	\$358.82	\$358.82	39 RENWOOD LN	
2	20	59301015000	111	0	1.00	\$358.82	\$358.82	35 RENWOOD LN	
2	21	59301016000	111	0	1.00	\$358.82	\$358.82	31 RENWOOD LN	
2	22	59301017000	111	0	1.00	\$358.82	\$358.82	27 RENWOOD LN	
2	23	59301018000	111	0	1.00	\$358.82	\$358.82	23 RENWOOD LN	
2	24	59301019000	111E	0	1.00	\$358.82	\$358.82	19 RENWOOD LN	
2	25	59302001000	111	0	1.00	\$358.82	\$358.82	39 WHITE OAK DR	
2	26	59302002000	111	0	1.00	\$358.82	\$358.82	35 WHITE OAK DR	
2	27	59302003000	111	0	1.00	\$358.82	\$358.82	31 WHITE OAK DR	
2	28	59302004000	111	0	1.00	\$358.82	\$358.82	27 WHITE OAK DR	
2	29	59302005000	111	0	1.00	\$358.82	\$358.82	23 WHITE OAK DR	
2	30	59302006000	111	0	1.00	\$358.82	\$358.82	19 WHITE OAK DR	
2	31	59302007000	111E	0	1.00	\$358.82	\$358.82	11 RENWOOD PL	
2	32	59302008000	111	0	1.00	\$358.82	\$358.82	7 RENWOOD PL	
2	33	59302009000	80	5.58	-	\$358.82	\$0.00		
2	34	59302010000	80	1.63	-	\$358.82	\$0.00		
2	35	59302011000	111E	0	1.00	\$358.82	\$358.82	2 RENWOOD PL	
2	36	59302012000	111E	0	1.00	\$358.82	\$358.82	6 RENWOOD PL	
2	37	59302013000	111	0	1.00	\$358.82	\$358.82	10 RENWOOD PL	
2	38	59302014000	111	0	1.00	\$358.82	\$358.82	14 RENWOOD LN	
2	39	59302015000	111	0	1.00	\$358.82	\$358.82	18 RENWOOD LN	
2	40	59302016000	111	0	1.00	\$358.82	\$358.82	22 RENWOOD LN	
2	41	59302017000	111	0	1.00	\$358.82	\$358.82	26 RENWOOD LN	
2	42	59302018000	111E	0	1.00	\$358.82	\$358.82	30 RENWOOD LN	
2	43	59302019000	111	0	1.00	\$358.82	\$358.82	34 RENWOOD LN	
2	44	59302020000	111	0	1.00	\$358.82	\$358.82	38 RENWOOD LN	
2	45	59302021000	111	0	1.00	\$358.82	\$358.82	42 RENWOOD LN	
2	46	59302022000	111	0	1.00	\$358.82	\$358.82	46 RENWOOD LN	
2	47	59302023000	111	0	1.00	\$358.82	\$358.82	50 RENWOOD LN	
2	48	59311001000	111	0	1.00	\$358.82	\$358.82	536 SILVER OAK TR	

ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN						
2	49	59311002000	111	0	1.00	\$358.82	\$358.82	532 SILVER OAK TR
2	50	59311003000	111	0	1.00	\$358.82	\$358.82	528 SILVER OAK TR
2	51	59311004000	111	0	1.00	\$358.82	\$358.82	524 SILVER OAK TR
2	52	59311005000	111	0	1.00	\$358.82	\$358.82	520 SILVER OAK TR
2	53	59311006000	111	0	1.00	\$358.82	\$358.82	516 SILVER OAK TR
2	54	59311007000	111	0	1.00	\$358.82	\$358.82	512 SILVER OAK TR
2	55	59311008000	111	0	1.00	\$358.82	\$358.82	508 SILVER OAK TR
2	56	59311009000	111	0	1.00	\$358.82	\$358.82	504 SILVER OAK TR
2	57	59311010000	111	0	1.00	\$358.82	\$358.82	500 SILVER OAK TR
2	58	59312003000	111	0	1.00	\$358.82	\$358.82	90 STONECREEK DR
2	59	59312004000	111E	0	1.00	\$358.82	\$358.82	86 STONECREEK DR
2	60	59312005000	111	0	1.00	\$358.82	\$358.82	82 STONECREEK DR
2	61	59312006000	111	0	1.00	\$358.82	\$358.82	78 STONECREEK DR
2	62	59312007000	111	0	1.00	\$358.82	\$358.82	74 STONECREEK DR
2	63	59312008000	111	0	1.00	\$358.82	\$358.82	70 STONECREEK DR
2	64	59312009000	111	0	1.00	\$358.82	\$358.82	66 STONECREEK DR
2	65	59312010000	111E	0	1.00	\$358.82	\$358.82	62 STONECREEK DR
2	66	59312011000	111	0	1.00	\$358.82	\$358.82	58 STONECREEK DR
2	67	59312012000	111	0	1.00	\$358.82	\$358.82	54 STONECREEK DR
2	68	59312013000	111	0	1.00	\$358.82	\$358.82	50 STONECREEK DR
2	69	59312014000	111	0	1.00	\$358.82	\$358.82	46 STONECREEK DR
2	70	59312015000	111E	0	1.00	\$358.82	\$358.82	42 STONECREEK DR
2	71	59312016000	111	0	1.00	\$358.82	\$358.82	38 STONECREEK DR
2	72	59312017000	111	0	1.00	\$358.82	\$358.82	34 STONECREEK DR
2	73	59312018000	111E	0	1.00	\$358.82	\$358.82	30 STONECREEK DR
2	74	59312019000	111	0	1.00	\$358.82	\$358.82	26 STONECREEK DR
2	75	59312020000	111	0	1.00	\$358.82	\$358.82	22 STONECREEK DR
2	76	59312021000	111	0	1.00	\$358.82	\$358.82	18 STONECREEK DR
2	77	59312022000	111	0	1.00	\$358.82	\$358.82	14 STONECREEK DR
2	78	59312023000	111	0	1.00	\$358.82	\$358.82	10 STONECREEK DR
2	79	59312024000	111	0	1.00	\$358.82	\$358.82	6 STONECREEK DR
2	80	59312025000	111	0	1.00	\$358.82	\$358.82	2 STONECREEK DR
2	81	59312026000	111E	0.15	1.00	\$358.82	\$358.82	98 STONECREEK DR
2	82	59312027000	111E	0.13	1.00	\$358.82	\$358.82	94 STONECREEK DR
2	83	59313001000	111E	0	1.00	\$358.82	\$358.82	75 STONECREEK DR
2	84	59313002000	111	0	1.00	\$358.82	\$358.82	71 STONECREEK DR
2	85	59313003000	111	0	1.00	\$358.82	\$358.82	67 STONECREEK DR
2	86	59313004000	111E	0	1.00	\$358.82	\$358.82	63 STONECREEK DR
2	87	59313005000	111	0	1.00	\$358.82	\$358.82	59 STONECREEK DR
2	88	59313006000	111E	0	1.00	\$358.82	\$358.82	55 STONECREEK DR
2	89	59313007000	111	0	1.00	\$358.82	\$358.82	51 STONECREEK DR
2	90	59313008000	111	0	1.00	\$358.82	\$358.82	47 STONECREEK DR
2	91	59313009000	111	0	1.00	\$358.82	\$358.82	43 STONECREEK DR
2	92	59313010000	111	0	1.00	\$358.82	\$358.82	39 STONECREEK DR
2	93	59313011000	111	0	1.00	\$358.82	\$358.82	35 STONECREEK DR
2	94	59313012000	111	0	1.00	\$358.82	\$358.82	31 STONECREEK DR
2	95	59313013000	111E	0	1.00	\$358.82	\$358.82	27 STONECREEK DR
2	96	59313014000	111	0	1.00	\$358.82	\$358.82	23 STONECREEK DR

ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26	
	NO.	APN					ASSESSMENT	PROPERTY ADDRESS
2	97	59313015000	111	0	1.00	\$358.82	\$358.82	19 STONECREEK DR
2	98	59313016000	111	0	1.00	\$358.82	\$358.82	15 STONECREEK DR
2	99	59313017000	111	0	1.00	\$358.82	\$358.82	11 STONECREEK DR
2	100	59313018000	111	0	1.00	\$358.82	\$358.82	7 STONECREEK DR
2	101	59313019000	111	0	1.00	\$358.82	\$358.82	3 STONECREEK DR
2	102	59313020000	111	0	1.00	\$358.82	\$358.82	39 SEQUOIA GROVE W
2	103	59313021000	111	0	1.00	\$358.82	\$358.82	35 SEQUOIA GROVE W
2	104	59313022000	111	0	1.00	\$358.82	\$358.82	31 SEQUOIA GROVE W
2	105	59313023000	111	0	1.00	\$358.82	\$358.82	27 SEQUOIA GROVE W
2	106	59313024000	111	0	1.00	\$358.82	\$358.82	23 SEQUOIA GROVE W
2	107	59313025000	111	0	1.00	\$358.82	\$358.82	19 SEQUOIA GROVE W
2	108	59313026000	111	0	1.00	\$358.82	\$358.82	2 KARLY CT
2	109	59313027000	111E	0	1.00	\$358.82	\$358.82	6 KARLY CT
2	110	59313028000	111	0	1.00	\$358.82	\$358.82	10 KARLY CT
2	111	59313029000	111	0	1.00	\$358.82	\$358.82	14 KARLY CT
2	112	59313030000	111	0	1.00	\$358.82	\$358.82	18 KARLY CT
2	113	59313031000	111	0	1.00	\$358.82	\$358.82	22 KARLY CT
2	114	59313032000	111	0	1.00	\$358.82	\$358.82	23 KARLY CT
2	115	59313033000	111E	0	1.00	\$358.82	\$358.82	19 KARLY CT
2	116	59313034000	111	0	1.00	\$358.82	\$358.82	15 KARLY CT
2	117	59313035000	111	0	1.00	\$358.82	\$358.82	11 KARLY CT
2	118	59313036000	111	0	1.00	\$358.82	\$358.82	7 KARLY CT
2	119	59313037000	111E	0	1.00	\$358.82	\$358.82	3 KARLY CT
2	120	59313038000	111E	0	1.00	\$358.82	\$358.82	2 DEAVER CT
2	121	59313039000	111	0	1.00	\$358.82	\$358.82	6 DEAVER CT
2	122	59313040000	111	0	1.00	\$358.82	\$358.82	10 DEAVER CT
2	123	59313041000	111E	0	1.00	\$358.82	\$358.82	14 DEAVER CT
2	124	59313042000	111	0	1.00	\$358.82	\$358.82	18 DEAVER CT
2	125	59313043000	111	0	1.00	\$358.82	\$358.82	11 DEAVER CT
2	126	59313044000	111	0	1.00	\$358.82	\$358.82	7 DEAVER CT
2	127	59313045000	111	0	1.00	\$358.82	\$358.82	3 DEAVER CT
2	128	59313046000	111E	0	1.00	\$358.82	\$358.82	36 TOSCANA DR
2	129	59313047000	111E	0	1.00	\$358.82	\$358.82	40 TOSCANA DR
2	130	59314001000	111E	0	1.00	\$358.82	\$358.82	63 TOSCANA DR
2	131	59314002000	111E	0	1.00	\$358.82	\$358.82	59 TOSCANA DR
2	132	59314003000	111E	0	1.00	\$358.82	\$358.82	55 TOSCANA DR
2	133	59314004000	111E	0	1.00	\$358.82	\$358.82	51 TOSCANA DR
2	134	59314005000	111E	0	1.00	\$358.82	\$358.82	47 TOSCANA DR
2	135	59314006000	111E	0	1.00	\$358.82	\$358.82	43 TOSCANA DR
2	136	59314007000	111E	0	1.00	\$358.82	\$358.82	39 TOSCANA DR
2	137	59314008000	111E	0	1.00	\$358.82	\$358.82	35 TOSCANA DR
2	138	59314009000	111E	0	1.00	\$358.82	\$358.82	31 TOSCANA DR
2	139	59314010000	111	0	1.00	\$358.82	\$358.82	27 TOSCANA DR
2	140	59314011000	111	0	1.00	\$358.82	\$358.82	23 TOSCANA DR
2	141	59314012000	111	0	1.00	\$358.82	\$358.82	19 TOSCANA DR
2	142	59314013000	111	0	1.00	\$358.82	\$358.82	15 TOSCANA DR
2	143	59314014000	111	0	1.00	\$358.82	\$358.82	11 TOSCANA DR

ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN						
2	144	59314015000	111	0	1.00	\$358.82	\$358.82	7 TOSCANA DR
2	145	59314016000	111	0	1.00	\$358.82	\$358.82	3 TOSCANA DR
2	146	59314017000	111	0	1.00	\$358.82	\$358.82	7 SEQUOIA GROVE CT
2	147	59314018000	111	0	1.00	\$358.82	\$358.82	3 SEQUOIA GROVE CT
2	148	59314019000	111	0	1.00	\$358.82	\$358.82	2 SEQUOIA GROVE CT
2	149	59314020000	111	0	1.00	\$358.82	\$358.82	6 SEQUOIA GROVE CT
2	150	59314021000	111	0	1.00	\$358.82	\$358.82	10 SEQUOIA GROVE C
2	151	59314022000	111	0	1.00	\$358.82	\$358.82	14 SEQUOIA GROVE W
2	152	59314023000	111	0	1.00	\$358.82	\$358.82	18 SEQUOIA GROVE W
2	153	59314024000	111	0	1.00	\$358.82	\$358.82	22 SEQUOIA GROVE W
2	154	59314025000	111	0	1.00	\$358.82	\$358.82	26 SEQUOIA GROVE W
2	155	59314026000	111	0	1.00	\$358.82	\$358.82	30 SEQUOIA GROVE W
2	156	59314027000	111	0	1.00	\$358.82	\$358.82	34 SEQUOIA GROVE W
2	157	59314028000	111	0	1.00	\$358.82	\$358.82	38 SEQUOIA GROVE W
2	158	59314029000	111	0	1.00	\$358.82	\$358.82	42 SEQUOIA GROVE W
2	159	59314030000	111E	0	1.00	\$358.82	\$358.82	46 SEQUOIA GROVE W
2	160	59314031000	111	0	1.00	\$358.82	\$358.82	50 SEQUOIA GROVE W
2	161	59314032000	111	0	1.00	\$358.82	\$358.82	54 SEQUOIA GROVE W
2	162	59314033000	111	0	1.00	\$358.82	\$358.82	58 SEQUOIA GROVE W
2	163	59321001000	111	0	1.00	\$358.82	\$358.82	3 SPINETTA CT
2	164	59321002000	111	0	1.00	\$358.82	\$358.82	7 SPINETTA CT
2	165	59321003000	111	0	1.00	\$358.82	\$358.82	11 SPINETTA CT
2	166	59321004000	111	0	1.00	\$358.82	\$358.82	15 SPINETTA CT
2	167	59321005000	111	0	1.00	\$358.82	\$358.82	14 SPINETTA CT
2	168	59321006000	111	0	1.00	\$358.82	\$358.82	10 SPINETTA CT
2	169	59321007000	111	0	1.00	\$358.82	\$358.82	6 SPINETTA CT
2	170	59321008000	111	0	1.00	\$358.82	\$358.82	2 SPINETTA CT
2	171	59322001000	111	0	1.00	\$358.82	\$358.82	94 OAKSTONE WAY
2	172	59322002000	111	0	1.00	\$358.82	\$358.82	98 OAKSTONE WAY
2	173	59322003000	111	0	1.00	\$358.82	\$358.82	102 OAKSTONE WAY
2	174	59322004000	111E	0	1.00	\$358.82	\$358.82	106 OAKSTONE WAY
2	175	59322005000	111	0	1.00	\$358.82	\$358.82	110 OAKSTONE WAY
2	176	59322006000	111	0	1.00	\$358.82	\$358.82	114 OAKSTONE WAY
2	177	59322007000	111	0	1.00	\$358.82	\$358.82	118 OAKSTONE WAY
2	178	59322008000	111	0	1.00	\$358.82	\$358.82	122 OAKSTONE WAY
2	179	59322009000	111	0	1.00	\$358.82	\$358.82	126 OAKSTONE WAY
2	180	59323001000	111	0	1.00	\$358.82	\$358.82	101 OAKSTONE WAY
2	181	59323002000	111E	0	1.00	\$358.82	\$358.82	97 OAKSTONE WAY
2	182	59323003000	111	0	1.00	\$358.82	\$358.82	93 OAKSTONE WAY
2	183	59323004000	111	0	1.00	\$358.82	\$358.82	89 OAKSTONE WAY
2	184	59323005000	111E	0	1.00	\$358.82	\$358.82	85 OAKSTONE WAY
2	185	59323006000	111	0	1.00	\$358.82	\$358.82	81 OAKSTONE WAY
2	186	59323007000	111	0	1.00	\$358.82	\$358.82	77 OAKSTONE WAY
2	187	59323008000	111	0	1.00	\$358.82	\$358.82	73 OAKSTONE WAY
2	188	59323009000	111	0	1.00	\$358.82	\$358.82	69 OAKSTONE WAY
2	189	59323010000	111	0	1.00	\$358.82	\$358.82	65 OAKSTONE WAY
2	190	59324001000	80	0	-	\$358.82	\$0.00	

ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN						
2	191	59324002000	111	0	1.00	\$358.82	\$358.82	90 OAKSTONE WAY
2	192	59324003000	111	0	1.00	\$358.82	\$358.82	86 OAKSTONE WAY
2	193	59324004000	111	0	1.00	\$358.82	\$358.82	82 OAKSTONE WAY
2	194	59324005000	111	0	1.00	\$358.82	\$358.82	78 OAKSTONE WAY
2	195	59324006000	111	0	1.00	\$358.82	\$358.82	74 OAKSTONE WAY
2	196	59324007000	111	0	1.00	\$358.82	\$358.82	70 OAKSTONE WAY
2	197	59324008000	111	0	1.00	\$358.82	\$358.82	66 OAKSTONE WAY
2	198	59324009000	111	0	1.00	\$358.82	\$358.82	62 OAKSTONE WAY
2	199	59324010000	111	0	1.00	\$358.82	\$358.82	58 OAKSTONE WAY
2	200	59324011000	111	0	1.00	\$358.82	\$358.82	54 OAKSTONE WAY
2	201	59324012000	111	0	1.00	\$358.82	\$358.82	50 OAKSTONE WAY
2	202	59324013000	111	0	1.00	\$358.82	\$358.82	46 OAKSTONE WAY
2	203	59325001000	111	0	1.00	\$358.82	\$358.82	60 WHITE OAK DR
2	204	59325002000	111E	0	1.00	\$358.82	\$358.82	64 WHITE OAK DR
2	205	59325003000	111E	0	1.00	\$358.82	\$358.82	68 WHITE OAK DR
2	206	59325004000	111	0	1.00	\$358.82	\$358.82	72 WHITE OAK DR
2	207	59325005000	111	0	1.00	\$358.82	\$358.82	76 WHITE OAK DR
2	208	59325006000	111	0	1.00	\$358.82	\$358.82	80 WHITE OAK DR
2	209	59325007000	111	0	1.00	\$358.82	\$358.82	84 WHITE OAK DR
2	210	59325008000	111E	0	1.00	\$358.82	\$358.82	88 WHITE OAK DR
2	211	59325009000	111	0	1.00	\$358.82	\$358.82	92 WHITE OAK DR
2	212	59325010000	111E	0	1.00	\$358.82	\$358.82	96 WHITE OAK DR
2	213	59325011000	111E	0	1.00	\$358.82	\$358.82	91 RENWOOD LN
2	214	59325012000	111E	0	1.00	\$358.82	\$358.82	87 RENWOOD LN
2	215	59325013000	111E	0	1.00	\$358.82	\$358.82	83 RENWOOD LN
2	216	59325014000	111E	0	1.00	\$358.82	\$358.82	79 RENWOOD LN
2	217	59325015000	111E	0	1.00	\$358.82	\$358.82	75 RENWOOD LN
2	218	59325016000	111E	0	1.00	\$358.82	\$358.82	71 RENWOOD LN
2	219	59325017000	111E	0	1.00	\$358.82	\$358.82	67 RENWOOD LN
2	220	59325018000	111	0	1.00	\$358.82	\$358.82	63 RENWOOD LN
2	221	59325019000	111E	0	1.00	\$358.82	\$358.82	59 RENWOOD LN
2	222	59325020000	111	0	1.00	\$358.82	\$358.82	55 RENWOOD LN
2	223	59326001000	111	0	1.00	\$358.82	\$358.82	54 RENWOOD LN
2	224	59326002000	111	0	1.00	\$358.82	\$358.82	58 RENWOOD LN
2	225	59326003000	111E	0	1.00	\$358.82	\$358.82	62 RENWOOD LN
2	226	59326004000	111	0	1.00	\$358.82	\$358.82	66 RENWOOD LN
2	227	59326005000	111E	0	1.00	\$358.82	\$358.82	70 RENWOOD LN
2	228	59326006000	111E	0	1.00	\$358.82	\$358.82	74 RENWOOD LN
2	229	59326007000	111	0	1.00	\$358.82	\$358.82	78 RENWOOD LN
2	230	59326008000	111	0	1.00	\$358.82	\$358.82	82 RENWOOD LN
2	231	59326009000	111	0	1.00	\$358.82	\$358.82	86 RENWOOD LN
2	232	59326010000	111	0	1.00	\$358.82	\$358.82	90 RENWOOD LN
2	233	59326011000	111E	0	1.00	\$358.82	\$358.82	94 RENWOOD LN
2	234	59331001000	111	0	1.00	\$358.82	\$358.82	48 IRONHORSE DR
2	235	59331002000	111	0	1.00	\$358.82	\$358.82	44 IRONHORSE DR
2	236	59331003000	111	0	1.00	\$358.82	\$358.82	40 IRONHORSE DR
2	237	59331004000	80	3.54	-	\$358.82	\$0.00	

ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
2	238	59331005000	111	0	1.00	\$358.82	\$358.82	14 IRONHORSE DR
2	239	59331006000	111	0	1.00	\$358.82	\$358.82	10 IRONHORSE DR
2	240	59331007000	111E	0	1.00	\$358.82	\$358.82	6 IRONHORSE DR
2	241	59331008000	111	0	1.00	\$358.82	\$358.82	2 IRONHORSE DR
2	242	59331009000	111	0	1.00	\$358.82	\$358.82	2 OAKSTONE CT
2	243	59331010000	111E	0	1.00	\$358.82	\$358.82	6 OAKSTONE CT
2	244	59331011000	111	0	1.00	\$358.82	\$358.82	10 OAKSTONE CT
2	245	59331012000	111E	0	1.00	\$358.82	\$358.82	14 OAKSTONE WAY
2	246	59331013000	111E	0	1.00	\$358.82	\$358.82	18 OAKSTONE WAY
2	247	59331014000	111	0	1.00	\$358.82	\$358.82	22 OAKSTONE WAY
2	248	59331015000	111	0	1.00	\$358.82	\$358.82	26 OAKSTONE WAY
2	249	59331016000	111	0	1.00	\$358.82	\$358.82	30 OAKSTONE WAY
2	250	59331017000	111E	0	1.00	\$358.82	\$358.82	34 OAKSTONE WAY
2	251	59331018000	111	0	1.00	\$358.82	\$358.82	38 OAKSTONE WAY
2	252	59331019000	111	0	1.00	\$358.82	\$358.82	42 OAKSTONE WAY
2	253	59332001000	111	0	1.00	\$358.82	\$358.82	39 IRONHORSE DR
2	254	59332002000	111	0	1.00	\$358.82	\$358.82	35 IRONHORSE DR
2	255	59332003000	111	0	1.00	\$358.82	\$358.82	31 IRONHORSE DR
2	256	59332004000	111	0	1.00	\$358.82	\$358.82	27 IRONHORSE DR
2	257	59332005000	111	0	1.00	\$358.82	\$358.82	23 IRONHORSE DR
2	258	59332006000	111	0	1.00	\$358.82	\$358.82	19 IRONHORSE DR
2	259	59332007000	111	0	1.00	\$358.82	\$358.82	15 IRONHORSE DR
2	260	59332008000	111	0	1.00	\$358.82	\$358.82	11 IRONHORSE DR
2	261	59332009000	111E	0	1.00	\$358.82	\$358.82	7 IRONHORSE DR
2	262	59332010000	111	0	1.00	\$358.82	\$358.82	3 IRONHORSE DR
2	263	59332011000	111	0	1.00	\$358.82	\$358.82	2 SIRAH DR
2	264	59332012000	111	0	1.00	\$358.82	\$358.82	6 SIRAH DR
2	265	59332013000	111E	0	1.00	\$358.82	\$358.82	10 SIRAH DR
2	266	59332014000	111	0	1.00	\$358.82	\$358.82	14 SIRAH DR
2	267	59332015000	111E	0	1.00	\$358.82	\$358.82	18 SIRAH DR
2	268	59332016000	111	0	1.00	\$358.82	\$358.82	22 SIRAH DR
2	269	59332017000	111	0	1.00	\$358.82	\$358.82	26 SIRAH DR
2	270	59332018000	111E	0	1.00	\$358.82	\$358.82	30 SIRAH DR
2	271	59332019000	111	0	1.00	\$358.82	\$358.82	34 SIRAH DR
2	272	59332020000	111	0	1.00	\$358.82	\$358.82	38 SIRAH DR
2	273	59333001000	111E	0	1.00	\$358.82	\$358.82	39 SIRAH DR
2	274	59333002000	111	0	1.00	\$358.82	\$358.82	35 SIRAH DR
2	275	59333003000	111	0	1.00	\$358.82	\$358.82	31 SIRAH DR
2	276	59333004000	111	0	1.00	\$358.82	\$358.82	27 SIRAH DR
2	277	59333005000	111	0	1.00	\$358.82	\$358.82	23 SIRAH DR
2	278	59333006000	111	0	1.00	\$358.82	\$358.82	19 SIRAH DR
2	279	59333007000	111	0	1.00	\$358.82	\$358.82	15 SIRAH DR
2	280	59333008000	111	0	1.00	\$358.82	\$358.82	11 SIRAH DR
2	281	59333009000	111	0	1.00	\$358.82	\$358.82	7 SIRAH DR
2	282	59333010000	111	0	1.00	\$358.82	\$358.82	3 SIRAH DR
2	283	59341001000	111	0	1.00	\$358.82	\$358.82	584 GRANITE SPRING
2	284	59341002000	111	0	1.00	\$358.82	\$358.82	580 GRANITE SPRING

ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26	PROPERTY ADDRESS
	NO.	APN					ASSESSMENT	
2	285	59341003000	111	0	1.00	\$358.82	\$358.82	576 GRANITE SPRING
2	286	59341004000	111E	0	1.00	\$358.82	\$358.82	572 GRANITE SPRING
2	287	59341005000	111	0	1.00	\$358.82	\$358.82	568 GRANITE SPRING
2	288	59341006000	111	0	1.00	\$358.82	\$358.82	564 GRANITE SPRING
2	289	59341007000	111	0	1.00	\$358.82	\$358.82	560 GRANITE SPRING
2	290	59341008000	111	0	1.00	\$358.82	\$358.82	556 GRANITE SPRING
2	291	59341009000	111E	0	1.00	\$358.82	\$358.82	552 GRANITE SPRING
2	292	59341010000	111	0	1.00	\$358.82	\$358.82	548 GRANITE SPRING
2	293	59341011000	111E	0	1.00	\$358.82	\$358.82	544 GRANITE SPRING
2	294	59341012000	111	0	1.00	\$358.82	\$358.82	540 GRANITE SPRING
2	295	59341013000	111	0	1.00	\$358.82	\$358.82	536 GRANITE SPRING
2	296	59341014000	111	0	1.00	\$358.82	\$358.82	532 GRANITE SPRING
2	297	59341015000	111E	0	1.00	\$358.82	\$358.82	528 GRANITE SPRING
2	298	59341016000	111	0	1.00	\$358.82	\$358.82	524 GRANITE SPRING
2	299	59341017000	111E	0	1.00	\$358.82	\$358.82	520 GRANITE SPRING
2	300	59341018000	111E	0	1.00	\$358.82	\$358.82	516 GRANITE SPRING
2	301	59341019000	111	0	1.00	\$358.82	\$358.82	512 GRANITE SPRING
2	302	59341020000	111	0	1.00	\$358.82	\$358.82	508 GRANITE SPRING
2	303	59341021000	111	0	1.00	\$358.82	\$358.82	504 GRANITE SPRING
2	304	59341022000	111	0	1.00	\$358.82	\$358.82	500 GRANITE SPRING
2	305	59342001000	111	0	1.00	\$358.82	\$358.82	575 GRANITE SPRING
2	306	59342002000	111	0	1.00	\$358.82	\$358.82	571 GRANITE SPRING
2	307	59342003000	111E	0	1.00	\$358.82	\$358.82	567 GRANITE SPRING
2	308	59342004000	111	0	1.00	\$358.82	\$358.82	563 GRANITE SPRING
2	309	59342005000	111E	0	1.00	\$358.82	\$358.82	559 GRANITE SPRING
2	310	59342006000	111	0	1.00	\$358.82	\$358.82	3 SADIE PL
2	311	59342007000	111E	0	1.00	\$358.82	\$358.82	2 SADIE PL
2	312	59342008000	111	0	1.00	\$358.82	\$358.82	6 SADIE PL
2	313	59342009000	111E	0	1.00	\$358.82	\$358.82	545 GRANITE SPRING
2	314	59342010000	111	0	1.00	\$358.82	\$358.82	541 GRANITE SPRING
2	315	59342011000	111	0	1.00	\$358.82	\$358.82	537 GRANITE SPRING
2	316	59342012000	111	0	1.00	\$358.82	\$358.82	533 GRANITE SPRING
2	317	59342013000	111E	0	1.00	\$358.82	\$358.82	529 GRANITE SPRING
2	318	59342014000	111	0	1.00	\$358.82	\$358.82	27 MARSALA PL
2	319	59342015000	111E	0	1.00	\$358.82	\$358.82	23 MARSALA PL
2	320	59342016000	111	0	1.00	\$358.82	\$358.82	19 MARSALA PL
2	321	59342017000	111E	0	1.00	\$358.82	\$358.82	15 MARSALA PL
2	322	59342018000	111	0	1.00	\$358.82	\$358.82	11 MARSALA PL
2	323	59342019000	111	0	1.00	\$358.82	\$358.82	7 MARSALA PL
2	324	59342020000	111E	0	1.00	\$358.82	\$358.82	3 MARSALA PL
2	325	59342021000	111	0	1.00	\$358.82	\$358.82	2 MARSALA PL
2	326	59342022000	111E	0	1.00	\$358.82	\$358.82	6 MARSALA PL
2	327	59342023000	111E	0	1.00	\$358.82	\$358.82	10 MARSALA PL
2	328	59342024000	111E	0	1.00	\$358.82	\$358.82	14 MARSALA PL
2	329	59342025000	111	0	1.00	\$358.82	\$358.82	18 MARSALA PL
2	330	59342026000	111	0	1.00	\$358.82	\$358.82	22 MARSALA PL
2	331	59342027000	111	0	1.00	\$358.82	\$358.82	26 MARSALA PL

ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
2	332	59342028000	111	0	1.00	\$358.82	\$358.82	30 MARSALA PL
2	333	59361001000	111E	0.15	1.00	\$358.82	\$358.82	227 CANTADA WAY
2	334	59361002000	111E	0.15	1.00	\$358.82	\$358.82	231 CANTADA WAY
2	335	59361003000	111E	0.15	1.00	\$358.82	\$358.82	235 CANTADA WAY
2	336	59361004000	111E	0.15	1.00	\$358.82	\$358.82	239 CANTADA WAY
2	337	59361005000	111E	0.15	1.00	\$358.82	\$358.82	243 CANTADA WAY
2	338	59361006000	111E	0.15	1.00	\$358.82	\$358.82	247 CANTADA WAY
2	339	59361007000	111E	0.16	1.00	\$358.82	\$358.82	251 CANTADA WAY
2	340	59361008000	111E	0.27	1.00	\$358.82	\$358.82	255 CANTADA WAY
2	341	59361009000	111E	0.23	1.00	\$358.82	\$358.82	259 CANTADA WAY
2	342	59361010000	111E	0.19	1.00	\$358.82	\$358.82	263 CANTADA WAY
2	343	59361011000	111E	0.18	1.00	\$358.82	\$358.82	267 CANTADA WAY
2	344	59361012000	111E	0.18	1.00	\$358.82	\$358.82	271 CANTADA WAY
2	345	59361013000	111E	0.18	1.00	\$358.82	\$358.82	275 CANTADA WAY
2	346	59361014000	111E	0.18	1.00	\$358.82	\$358.82	279 CANTADA WAY
2	347	59361015000	111E	0.18	1.00	\$358.82	\$358.82	283 CANTADA WAY
2	348	59361016000	111E	0.18	1.00	\$358.82	\$358.82	287 CANTADA WAY
2	349	59361017000	111E	0.18	1.00	\$358.82	\$358.82	291 CANTADA WAY
2	350	59361018000	111E	0.19	1.00	\$358.82	\$358.82	295 CANTADA CT
2	351	59361019000	111E	0.36	1.00	\$358.82	\$358.82	299 CANTADA CT
2	352	59361020000	111E	0.3	1.00	\$358.82	\$358.82	311 CANTADA CT
2	353	59361021000	111E	0.28	1.00	\$358.82	\$358.82	312 CANTADA CT
2	354	59361022000	111E	0.15	1.00	\$358.82	\$358.82	308 CANTADA CT
2	355	59361023000	111E	0.17	1.00	\$358.82	\$358.82	304 CANTADA CT
2	356	59361024000	111E	0.17	1.00	\$358.82	\$358.82	300 CANTADA CT
2	357	59361025000	111E	0.18	1.00	\$358.82	\$358.82	236 SAGEBRUSH LN
2	358	59361026000	111E	0.17	1.00	\$358.82	\$358.82	232 SAGEBRUSH LN
2	359	59361027000	111E	0.19	1.00	\$358.82	\$358.82	228 SAGEBRUSH LN
2	360	59361028000	111E	0.17	1.00	\$358.82	\$358.82	19 FARENTINO PL
2	361	59361029000	111E	0.16	1.00	\$358.82	\$358.82	15 FARENTINO PL
2	362	59361030000	111E	0.17	1.00	\$358.82	\$358.82	11 FARENTINO PL
2	363	59361031000	111E	0.2	1.00	\$358.82	\$358.82	7 FARENTINO PL
2	364	59361032000	111E	0.19	1.00	\$358.82	\$358.82	3 FARENTINO PL
2	365	59362001000	111	0.17	1.00	\$358.82	\$358.82	222 CANTADA WAY
2	366	59362002000	111	0.17	1.00	\$358.82	\$358.82	226 CANTADA WAY
2	367	59362003000	111	0.17	1.00	\$358.82	\$358.82	230 CANTADA WAY
2	368	59362004000	111E	0.17	1.00	\$358.82	\$358.82	234 CANTADA WAY
2	369	59362005000	111E	0.2	1.00	\$358.82	\$358.82	238 CANTADA WAY
2	370	59362006000	111E	0.21	1.00	\$358.82	\$358.82	242 CANTADA WAY
2	371	59362007000	111E	0.18	1.00	\$358.82	\$358.82	264 CANTADA WAY
2	372	59362008000	111E	0.16	1.00	\$358.82	\$358.82	268 CANTADA WAY
2	373	59362009000	111E	0.17	1.00	\$358.82	\$358.82	272 CANTADA WAY
2	374	59362010000	111E	0.17	1.00	\$358.82	\$358.82	235 SORRENTO LN
2	375	59362011000	111E	0.15	1.00	\$358.82	\$358.82	231 SORRENTO LN
2	376	59362012000	111E	0.15	1.00	\$358.82	\$358.82	227 SORRENTO LN
2	377	59362013000	111E	0.15	1.00	\$358.82	\$358.82	223 SORRENTO LN
2	378	59362014000	111E	0.15	1.00	\$358.82	\$358.82	219 SORRENTO LN

ZONE	ASMT NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
2	379	59362015000	111E	0.17	1.00	\$358.82	\$358.82	215 SORRENTO LN
2	380	59363001000	111E	0.21	1.00	\$358.82	\$358.82	206 SORRENTO LN
2	381	59363002000	111E	0.17	1.00	\$358.82	\$358.82	210 SORRENTO LN
2	382	59363003000	111E	0.17	1.00	\$358.82	\$358.82	214 SORRENTO LN
2	383	59363004000	111E	0.17	1.00	\$358.82	\$358.82	218 SORRENTO LN
2	384	59363005000	111E	0.17	1.00	\$358.82	\$358.82	222 SORRENTO LN
2	385	59363006000	111E	0.2	1.00	\$358.82	\$358.82	226 SORRENTO LN
2	386	59363007000	111E	0.2	1.00	\$358.82	\$358.82	230 SORRENTO LN
2	387	59363008000	111E	0.22	1.00	\$358.82	\$358.82	234 SORRENTO LN
2	388	59363009000	111E	0.17	1.00	\$358.82	\$358.82	282 CANTADA WAY
2	389	59363010000	111E	0.15	1.00	\$358.82	\$358.82	286 CANTADA WAY
2	390	59363011000	111E	0.17	1.00	\$358.82	\$358.82	290 CANTADA WAY
2	391	59363012000	111E	0.18	1.00	\$358.82	\$358.82	231 SAGEBRUSH LN
2	392	59363013000	111E	0.18	1.00	\$358.82	\$358.82	227 SAGEBRUSH LN
2	393	59363014000	111E	0.15	1.00	\$358.82	\$358.82	223 SAGEBRUSH LN
2	394	59363015000	111E	0.15	1.00	\$358.82	\$358.82	219 SAGEBRUSH LN
2	395	59363016000	111E	0.15	1.00	\$358.82	\$358.82	215 SAGEBRUSH LN
2	396	59363017000	111E	0.15	1.00	\$358.82	\$358.82	211 SAGEBRUSH LN
2	397	59363018000	111E	0.15	1.00	\$358.82	\$358.82	207 SAGEBRUSH LN
2	398	59363019000	111E	0.16	1.00	\$358.82	\$358.82	203 SAGEBRUSH LN
2	399	59363020000	80	0.02	-	\$358.82	\$0.00	
2	400	59364001000	111E	0.17	1.00	\$358.82	\$358.82	212 SAGEBRUSH LN
2	401	59364002000	111E	0.15	1.00	\$358.82	\$358.82	216 SAGEBRUSH LN
2	402	59364003000	111E	0.17	1.00	\$358.82	\$358.82	220 SAGEBRUSH LN
2	403	59364004000	111E	0.15	1.00	\$358.82	\$358.82	18 FARENTINO PL
2	404	59364005000	111E	0.17	1.00	\$358.82	\$358.82	14 FARENTINO PL
2	405	59364006000	111E	0.15	1.00	\$358.82	\$358.82	10 FARENTINO PL
2	406	59364007000	111E	0.15	1.00	\$358.82	\$358.82	6 FARENTINO PL
2	407	59364008000	111E	0.19	1.00	\$358.82	\$358.82	2 FARENTINO PL
2	408	59364009000	111E	0.24	1.00	\$358.82	\$358.82	3 SELVINO CT
2	409	59364010000	111E	0.22	1.00	\$358.82	\$358.82	7 SELVINO CT
2	410	59364011000	111E	0.17	1.00	\$358.82	\$358.82	11 SELVINO CT
2	411	59364012000	111E	0.17	1.00	\$358.82	\$358.82	15 SELVINO CT
2	412	59371001000	111E	0.14	1.00	\$358.82	\$358.82	350 SUMMERWOOD DR
2	413	59371002000	111E	0.11	1.00	\$358.82	\$358.82	346 SUMMERWOOD DR
2	414	59371003000	111E	0.11	1.00	\$358.82	\$358.82	342 SUMMERWOOD DR
2	415	59371004000	111E	0.11	1.00	\$358.82	\$358.82	338 SUMMERWOOD DR
2	416	59371005000	111E	0.11	1.00	\$358.82	\$358.82	334 SUMMERWOOD DR
2	417	59371006000	111E	0.11	1.00	\$358.82	\$358.82	330 SUMMERWOOD DR
2	418	59371007000	111E	0.11	1.00	\$358.82	\$358.82	326 SUMMERWOOD DR
2	419	59371008000	111E	0.11	1.00	\$358.82	\$358.82	322 SUMMERWOOD DR
2	420	59371009000	111	0.11	1.00	\$358.82	\$358.82	318 SUMMERWOOD DR
2	421	59371010000	111	0.11	1.00	\$358.82	\$358.82	314 SUMMERWOOD DR
2	422	59371011000	111	0.11	1.00	\$358.82	\$358.82	310 SUMMERWOOD DR
2	423	59371012000	111	0.11	1.00	\$358.82	\$358.82	306 SUMMERWOOD DR
2	424	59371013000	111	0.16	1.00	\$358.82	\$358.82	302 SUMMERWOOD DR
2	425	59371014000	111	0.16	1.00	\$358.82	\$358.82	126 TAPESTRY LN

ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
2	426	59371015000	111	0.14	1.00	\$358.82	\$358.82	122 TAPESTRY LN
2	427	59371016000	111	0.13	1.00	\$358.82	\$358.82	118 TAPESTRY LN
2	428	59371017000	111	0.13	1.00	\$358.82	\$358.82	114 TAPESTRY LN
2	429	59371018000	111	0.13	1.00	\$358.82	\$358.82	110 TAPESTRY LN
2	430	59371019000	111E	0.15	1.00	\$358.82	\$358.82	106 TAPESTRY LN
2	431	59371020000	111E	0.16	1.00	\$358.82	\$358.82	102 TAPESTRY LN
2	432	59371021000	111	0.15	1.00	\$358.82	\$358.82	103 TERRAZZO LN
2	433	59371022000	111	0.15	1.00	\$358.82	\$358.82	107 TERRAZZO LN
2	434	59371023000	111E	0.15	1.00	\$358.82	\$358.82	111 TERRAZZO LN
2	435	59371024000	111	0.15	1.00	\$358.82	\$358.82	115 TERRAZZO LN
2	436	59371025000	111E	0.18	1.00	\$358.82	\$358.82	119 TERRAZZO LN
2	437	59371026000	111	0.15	1.00	\$358.82	\$358.82	123 TERRAZZO LN
2	438	59371027000	111E	0.18	1.00	\$358.82	\$358.82	127 TERRAZZO LN
2	439	59371028000	111E	0.15	1.00	\$358.82	\$358.82	131 TERRAZZO LN
2	440	59371029000	111	0.15	1.00	\$358.82	\$358.82	135 TERRAZZO LN
2	441	59371030000	111	0.15	1.00	\$358.82	\$358.82	139 TERRAZZO LN
2	442	59371031000	111	0.15	1.00	\$358.82	\$358.82	143 TERRAZZO LN
2	443	59371032000	111	0.18	1.00	\$358.82	\$358.82	147 TERRAZZO LN
2	444	59371033000	111	0.24	1.00	\$358.82	\$358.82	151 TERRAZZO LN
2	445	59371034000	111E	0.18	1.00	\$358.82	\$358.82	155 TERRAZZO LN
2	446	59371035000	111	0.15	1.00	\$358.82	\$358.82	159 TERRAZZO LN
2	447	59371036000	111	0.15	1.00	\$358.82	\$358.82	163 TERRAZZO LN
2	448	59371037000	111	0.15	1.00	\$358.82	\$358.82	167 TERRAZZO LN
2	449	59371038000	111E	0.15	1.00	\$358.82	\$358.82	171 TERRAZZO LN
2	450	59371039000	111	0.17	1.00	\$358.82	\$358.82	175 TERRAZZO LN
2	451	59372001000	111E	0.15	1.00	\$358.82	\$358.82	181 GOLD VALLEY WA
2	452	59372002000	111E	0.15	1.00	\$358.82	\$358.82	177 GOLD VALLEY WA
2	453	59372003000	111	0.17	1.00	\$358.82	\$358.82	173 GOLD VALLEY WA
2	454	59372004000	111	0.15	1.00	\$358.82	\$358.82	106 TERRAZZO LN
2	455	59372005000	111	0.15	1.00	\$358.82	\$358.82	110 TERRAZZO LN
2	456	59372006000	111	0.15	1.00	\$358.82	\$358.82	114 TERRAZZO LN
2	457	59372007000	111	0.17	1.00	\$358.82	\$358.82	118 TERRAZZO LN
2	458	59372008000	111	0.15	1.00	\$358.82	\$358.82	134 TERRAZZO LN
2	459	59372009000	111	0.15	1.00	\$358.82	\$358.82	138 TERRAZZO LN
2	460	59372010000	111	0.15	1.00	\$358.82	\$358.82	142 TERRAZZO LN
2	461	59372011000	111	0.15	1.00	\$358.82	\$358.82	146 TERRAZZO LN
2	462	59372012000	111	0.15	1.00	\$358.82	\$358.82	160 TERRAZZO LN
2	463	59372013000	111E	0.15	1.00	\$358.82	\$358.82	164 TERRAZZO LN
2	464	59372014000	111	0.15	1.00	\$358.82	\$358.82	11 MOSAIC CT
2	465	59372015000	111	0.15	1.00	\$358.82	\$358.82	7 MOSAIC CT
2	466	59372016000	111	0.15	1.00	\$358.82	\$358.82	3 MOSAIC CT
2	467	59372017000	111	0.31	1.00	\$358.82	\$358.82	2 MOSAIC CT
2	468	59372018000	111E	0.18	1.00	\$358.82	\$358.82	6 MOSAIC CT
2	469	59372019000	111	0.16	1.00	\$358.82	\$358.82	10 MOSAIC CT
2	470	59372020000	111	0.17	1.00	\$358.82	\$358.82	12 MOSAIC CT
2	471	59373001000	111	0.15	1.00	\$358.82	\$358.82	223 CANTADA WAY
2	472	59373002000	111	0.15	1.00	\$358.82	\$358.82	219 CANTADA WAY

ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN						
2	473	59373003000	111	0.15	1.00	\$358.82	\$358.82	215 CANTADA WAY
2	474	59373004000	111	0.18	1.00	\$358.82	\$358.82	211 CANTADA WAY
2	475	59373005000	80	0.02	-	\$358.82	\$0.00	
2	476	59374001000	111	0.19	1.00	\$358.82	\$358.82	202 CANTADA WAY
2	477	59374002000	111	0.24	1.00	\$358.82	\$358.82	206 CANTADA WAY
2	478	59374003000	111	0.19	1.00	\$358.82	\$358.82	210 CANTADA WAY
2	479	59374004000	111	0.17	1.00	\$358.82	\$358.82	214 CANTADA WAY
2	480	59374005000	111	0.17	1.00	\$358.82	\$358.82	218 CANTADA WAY
2	481	59374006000	111E	0.17	1.00	\$358.82	\$358.82	211 SORRENTO LN
2	482	59374007000	111E	0.17	1.00	\$358.82	\$358.82	207 SORRENTO LN
2	483	59374008000	111E	0.2	1.00	\$358.82	\$358.82	203 SORRENTO LN
2	484	59374009000	80	0.03	-	\$358.82	\$0.00	
2	485	59375001000	111	0.17	1.00	\$358.82	\$358.82	178 GOLD VALLEY WA
2	486	59375002000	111E	0.15	1.00	\$358.82	\$358.82	174 GOLD VALLEY WA
2	487	59375003000	111E	0.15	1.00	\$358.82	\$358.82	170 GOLD VALLEY WA
2	488	59375004000	111	0.15	1.00	\$358.82	\$358.82	166 GOLD VALLEY WA
2	489	59381001000	111	0.15	1.00	\$358.82	\$358.82	22 SELVINO CT
2	490	59381002000	111	0.15	1.00	\$358.82	\$358.82	18 SELVINO CT
2	491	59381003000	111E	0.17	1.00	\$358.82	\$358.82	14 SELVINO CT
2	492	59381004000	111	0.15	1.00	\$358.82	\$358.82	10 SELVINO CT
2	493	59381005000	111	0.18	1.00	\$358.82	\$358.82	6 SELVINO CT
2	494	59382001000	80	1.09	-	\$358.82	\$0.00	
2	495	59383001000	111	0.11	1.00	\$358.82	\$358.82	151 HORIZON WAY
2	496	59383002000	111	0.12	1.00	\$358.82	\$358.82	147 HORIZON WAY
2	497	59383003000	111	0.12	1.00	\$358.82	\$358.82	143 HORIZON WAY
2	498	59383004000	111	0.15	1.00	\$358.82	\$358.82	139 HORIZON WAY
2	499	59383005000	111	0.13	1.00	\$358.82	\$358.82	135 HORIZON WAY
2	500	59383006000	111	0.16	1.00	\$358.82	\$358.82	131 HORIZON WAY
2	501	59383007000	111	0	1.00	\$358.82	\$358.82	127 HORIZON WAY
2	502	59383008000	111	0.16	1.00	\$358.82	\$358.82	123 HORIZON WAY
2	503	59383009000	111E	0.13	1.00	\$358.82	\$358.82	119 HORIZON WAY
2	504	59383010000	111	0.16	1.00	\$358.82	\$358.82	115 HORIZON WAY
2	505	59383011000	111	0.14	1.00	\$358.82	\$358.82	111 HORIZON WAY
2	506	59383012000	111	0.16	1.00	\$358.82	\$358.82	107 HORIZON WAY
2	507	59383013000	111	0.14	1.00	\$358.82	\$358.82	103 HORIZON WAY
2	508	59384001000	111E	0.16	1.00	\$358.82	\$358.82	23 HORIZON CT
2	509	59384002000	111E	0.16	1.00	\$358.82	\$358.82	19 HORIZON CT
2	510	59384003000	111	0.14	1.00	\$358.82	\$358.82	15 HORIZON CT
2	511	59384004000	111E	0.13	1.00	\$358.82	\$358.82	11 HORIZON CT
2	512	59384005000	111	0.16	1.00	\$358.82	\$358.82	7 HORIZON CT
2	513	59385001000	111	0.16	1.00	\$358.82	\$358.82	134 HORIZON WAY
2	514	59385002000	111	0.13	1.00	\$358.82	\$358.82	130 HORIZON WAY
2	515	59385003000	111	0	1.00	\$358.82	\$358.82	126 HORIZON WAY
2	516	59385004000	111	0.14	1.00	\$358.82	\$358.82	122 HORIZON WAY
2	517	59385005000	111	0.13	1.00	\$358.82	\$358.82	118 HORIZON WAY
2	518	59385006000	111E	0.14	1.00	\$358.82	\$358.82	114 HORIZON WAY
2	519	59385007000	111	0.16	1.00	\$358.82	\$358.82	110 HORIZON WAY

ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
2	520	59385008000	111	0.13	1.00	\$358.82	\$358.82	106 HORIZON WAY
2	521	59385009000	111E	0.16	1.00	\$358.82	\$358.82	102 HORIZON WAY
2	522	59385010000	111	0.16	1.00	\$358.82	\$358.82	103 HALLMARK LN
2	523	59385011000	111	0.14	1.00	\$358.82	\$358.82	107 HALLMARK LN
2	524	59385012000	111	0.14	1.00	\$358.82	\$358.82	111 HALLMARK LN
2	525	59385013000	111E	0.15	1.00	\$358.82	\$358.82	115 HALLMARK LN
2	526	59385014000	111E	0.13	1.00	\$358.82	\$358.82	119 HALLMARK LN
2	527	59385015000	111E	0.16	1.00	\$358.82	\$358.82	123 HALLMARK LN
2	528	59385016000	111	0.13	1.00	\$358.82	\$358.82	127 HALLMARK LN
2	529	59386001000	111	0	1.00	\$358.82	\$358.82	26 HORIZON CT
2	530	59386002000	111	0.11	1.00	\$358.82	\$358.82	22 HORIZON CT
2	531	59386003000	111	0.11	1.00	\$358.82	\$358.82	18 HORIZON CT
2	532	59386004000	111E	0.11	1.00	\$358.82	\$358.82	14 HORIZON CT
2	533	59386005000	111	0.16	1.00	\$358.82	\$358.82	10 HORIZON CT
2	534	59386006000	111E	0.12	1.00	\$358.82	\$358.82	6 HORIZON CT
2	535	59386007000	111	0.11	1.00	\$358.82	\$358.82	2 HORIZON CT
2	536	59386008000	111	0.15	1.00	\$358.82	\$358.82	3 HALLMARK CT
2	537	59386009000	111E	0.15	1.00	\$358.82	\$358.82	7 HALLMARK CT
2	538	59386010000	111	0.13	1.00	\$358.82	\$358.82	11 HALLMARK CT
2	539	59386011000	111	0.16	1.00	\$358.82	\$358.82	15 HALLMARK CT
2	540	59386012000	111	0.13	1.00	\$358.82	\$358.82	19 HALLMARK CT
2	541	59386013000	111	0.13	1.00	\$358.82	\$358.82	23 HALLMARK CT
2	542	59386014000	111	0.16	1.00	\$358.82	\$358.82	27 HALLMARK CT
2	543	59387001000	111	0.16	1.00	\$358.82	\$358.82	26 HALLMARK CT
2	544	59387002000	111E	0.14	1.00	\$358.82	\$358.82	22 HALLMARK CT
2	545	59387003000	111E	0.13	1.00	\$358.82	\$358.82	18 HALLMARK CT
2	546	59387004000	111	0.15	1.00	\$358.82	\$358.82	14 HALLMARK CT
2	547	59391001000	80	0.38	-	\$358.82	\$0.00	
2	548	59392001000	111	0.17	1.00	\$358.82	\$358.82	102 TUSCAN OAK TR
2	549	59392002000	111E	0.12	1.00	\$358.82	\$358.82	106 TUSCAN OAK TR
2	550	59392003000	111	0.17	1.00	\$358.82	\$358.82	110 TUSCAN OAK TR
2	551	59392004000	111	0.13	1.00	\$358.82	\$358.82	114 TUSCAN OAK TR
2	552	59392005000	111E	0.13	1.00	\$358.82	\$358.82	118 TUSCAN OAK TR
2	553	59392006000	111E	0.18	1.00	\$358.82	\$358.82	122 TUSCAN OAK TR
2	554	59392007000	111	0.17	1.00	\$358.82	\$358.82	126 TUSCAN OAK TR
2	555	59392008000	111	0.13	1.00	\$358.82	\$358.82	130 TUSCAN OAK TR
2	556	59392009000	111	0.13	1.00	\$358.82	\$358.82	134 TUSCAN OAK TR
2	557	59392010000	111	0.17	1.00	\$358.82	\$358.82	138 TUSCAN OAK TR
2	558	59392011000	111	0.13	1.00	\$358.82	\$358.82	253 GOLDEN BROOK L
2	559	59392012000	111E	0.13	1.00	\$358.82	\$358.82	251 GOLDEN BROOK L
2	560	59392013000	111E	0.13	1.00	\$358.82	\$358.82	143 CRESTWOOD LN
2	561	59392014000	111E	0.18	1.00	\$358.82	\$358.82	139 CRESTWOOD LN
2	562	59392015000	111	0.13	1.00	\$358.82	\$358.82	135 CRESTWOOD LN
2	563	59392016000	111	0.13	1.00	\$358.82	\$358.82	131 CRESTWOOD LN
2	564	59392017000	111E	0.12	1.00	\$358.82	\$358.82	127 CRESTWOOD LN
2	565	59392018000	111	0.12	1.00	\$358.82	\$358.82	123 CRESTWOOD LN
2	566	59392019000	111	0.13	1.00	\$358.82	\$358.82	119 CRESTWOOD LN

ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
2	567	59392020000	111	0.18	1.00	\$358.82	\$358.82	115 CRESTWOOD LN
2	568	59392021000	111	0.13	1.00	\$358.82	\$358.82	111 CRESTWOOD LN
2	569	59392022000	111	0.13	1.00	\$358.82	\$358.82	107 CRESTWOOD LN
2	570	59392023000	111	0.13	1.00	\$358.82	\$358.82	103 CRESTWOOD LN
2	571	59393001000	111E	0.13	1.00	\$358.82	\$358.82	102 CRESTWOOD LN
2	572	59393002000	111	0.17	1.00	\$358.82	\$358.82	106 CRESTWOOD LN
2	573	59393003000	111	0.13	1.00	\$358.82	\$358.82	110 CRESTWOOD LN
2	574	59393004000	111E	0.13	1.00	\$358.82	\$358.82	114 CRESTWOOD LN
2	575	59393005000	111	0.17	1.00	\$358.82	\$358.82	118 CRESTWOOD LN
2	576	59393006000	111	0.13	1.00	\$358.82	\$358.82	122 CRESTWOOD LN
2	577	59393007000	111	0.13	1.00	\$358.82	\$358.82	126 CRESTWOOD LN
2	578	59393008000	111E	0.18	1.00	\$358.82	\$358.82	130 CRESTWOOD LN
2	579	59393009000	111E	0.11	1.00	\$358.82	\$358.82	134 CRESTWOOD LN
2	580	59393010000	111	0.17	1.00	\$358.82	\$358.82	138 CRESTWOOD LN
2	581	59393011000	111	0.13	1.00	\$358.82	\$358.82	142 CRESTWOOD LN
2	582	59393012000	111	0.16	1.00	\$358.82	\$358.82	139 SUMMERWOOD DI
2	583	59393013000	111	0.12	1.00	\$358.82	\$358.82	135 SUMMERWOOD DI
2	584	59393014000	111	0	1.00	\$358.82	\$358.82	131 SUMMERWOOD DI
2	585	59393015000	111	0	1.00	\$358.82	\$358.82	127 SUMMERWOOD DI
2	586	59393016000	111E	0.11	1.00	\$358.82	\$358.82	123 SUMMERWOOD DI
2	587	59393017000	111	0	1.00	\$358.82	\$358.82	119 SUMMERWOOD DI
2	588	59393018000	111	0.17	1.00	\$358.82	\$358.82	115 SUMMERWOOD DI
2	589	59393019000	111E	0.15	1.00	\$358.82	\$358.82	111 SUMMERWOOD DI
2	590	59393020000	111	0.12	1.00	\$358.82	\$358.82	107 SUMMERWOOD DI
2	591	59393021000	111	0.17	1.00	\$358.82	\$358.82	103 SUMMERWOOD DI
2	592	59394001000	111	0.14	1.00	\$358.82	\$358.82	127 TAPESTRY LN
2	593	59394002000	111	0.13	1.00	\$358.82	\$358.82	123 TAPESTRY LN
2	594	59394003000	111	0.13	1.00	\$358.82	\$358.82	119 TAPESTRY LN
2	595	59394004000	111E	0.12	1.00	\$358.82	\$358.82	115 TAPESTRY LN
2	596	59394005000	111	0.11	1.00	\$358.82	\$358.82	111 TAPESTRY LN
2	597	59394006000	111	0.14	1.00	\$358.82	\$358.82	107 TAPESTRY LN
2	598	59394007000	111E	0.14	1.00	\$358.82	\$358.82	147 GOLD VALLEY WA
2	599	59394008000	111E	0.11	1.00	\$358.82	\$358.82	143 GOLD VALLEY WA
2	600	59394009000	111E	0.11	1.00	\$358.82	\$358.82	139 GOLD VALLEY WA
2	601	59394010000	111E	0.14	1.00	\$358.82	\$358.82	135 GOLD VALLEY WA
2	602	59394011000	111E	0.15	1.00	\$358.82	\$358.82	102 GOLDEN BROOK L
2	603	59394012000	111E	0.15	1.00	\$358.82	\$358.82	106 GOLDEN BROOK L
2	604	59394013000	111E	0.15	1.00	\$358.82	\$358.82	110 GOLDEN BROOK L
2	605	59394014000	111	0.14	1.00	\$358.82	\$358.82	202 SUMMERWOOD DI
2	606	59394015000	111	0.15	1.00	\$358.82	\$358.82	206 SUMMERWOOD DI
2	607	59395001000	111E	0.15	1.00	\$358.82	\$358.82	102 SUMMERWOOD DI
2	608	59395002000	111	0.13	1.00	\$358.82	\$358.82	106 SUMMERWOOD DI
2	609	59395003000	111	0.17	1.00	\$358.82	\$358.82	110 SUMMERWOOD DI
2	610	59395004000	111	0.11	1.00	\$358.82	\$358.82	114 SUMMERWOOD DI
2	611	59395005000	111	0.17	1.00	\$358.82	\$358.82	118 SUMMERWOOD DI
2	612	59395006000	111	0.17	1.00	\$358.82	\$358.82	122 SUMMERWOOD DI
2	613	59395007000	111	0.13	1.00	\$358.82	\$358.82	126 SUMMERWOOD DI

ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
2	614	59395008000	111E	0.17	1.00	\$358.82	\$358.82	130 SUMMERWOOD DI
2	615	59395009000	111	0.13	1.00	\$358.82	\$358.82	111 GOLDEN BROOK L
2	616	59395010000	111	0.12	1.00	\$358.82	\$358.82	107 GOLDEN BROOK L
2	617	59395011000	111E	0.16	1.00	\$358.82	\$358.82	103 GOLDEN BROOK L
2	618	59395012000	111E	0.15	1.00	\$358.82	\$358.82	123 GOLD VALLEY CT
2	619	59395013000	111E	0.11	1.00	\$358.82	\$358.82	119 GOLD VALLEY CT
2	620	59395014000	111E	0.29	1.00	\$358.82	\$358.82	115 GOLD VALLEY CT
2	621	59395015000	111E	0.24	1.00	\$358.82	\$358.82	102 GOLD VALLEY CT
2	622	59395016000	111E	0.25	1.00	\$358.82	\$358.82	106 GOLD VALLEY CT
2	623	59395017000	111E	0.15	1.00	\$358.82	\$358.82	110 GOLD VALLEY CT
2	624	59395018000	111E	0.12	1.00	\$358.82	\$358.82	114 GOLD VALLEY CT
2	625	59395019000	111E	0.12	1.00	\$358.82	\$358.82	118 GOLD VALLEY CT
2	626	59395020000	111E	0.12	1.00	\$358.82	\$358.82	122 GOLD VALLEY CT
2	627	59395021000	111E	0.12	1.00	\$358.82	\$358.82	126 GOLD VALLEY CT
2	628	59395022000	111E	0.12	1.00	\$358.82	\$358.82	130 GOLD VALLEY CT
2	629	59395023000	111E	0.12	1.00	\$358.82	\$358.82	134 GOLD VALLEY WA
2	630	59395024000	111E	0.12	1.00	\$358.82	\$358.82	138 GOLD VALLEY WA
2	631	59395025000	111E	0.12	1.00	\$358.82	\$358.82	142 GOLD VALLEY WA
2	632	59395026000	111E	0.12	1.00	\$358.82	\$358.82	146 GOLD VALLEY WA
2	633	59395027000	111E	0.12	1.00	\$358.82	\$358.82	150 GOLD VALLEY WA
2	634	59395028000	111E	0.12	1.00	\$358.82	\$358.82	154 GOLD VALLEY WA
2	635	59395029000	80	0.07	-	\$358.82	\$0.00	
2	636	59395030000	111	0.15	1.00	\$358.82	\$358.82	158 GOLD VALLEY WAY
2	637	59395031000	111	0.17	1.00	\$358.82	\$358.82	162 GOLD VALLEY WA
2	638	59401001000	80	1.01	-	\$358.82	\$0.00	911 DONALDSON E WA
2	639	59401002000	80	3.81	-	\$358.82	\$0.00	
2	640	59402001000	111E	0.17	1.00	\$358.82	\$358.82	199 SIENNA WAY
2	641	59402002000	111E	0.14	1.00	\$358.82	\$358.82	195 SIENNA WAY
2	642	59402003000	111E	0.14	1.00	\$358.82	\$358.82	191 SIENNA WAY
2	643	59402004000	111E	0.14	1.00	\$358.82	\$358.82	187 SIENNA WAY
2	644	59402005000	111E	0.13	1.00	\$358.82	\$358.82	183 SIENNA WAY
2	645	59402006000	111E	0.14	1.00	\$358.82	\$358.82	179 SIENNA WAY
2	646	59402007000	111E	0.13	1.00	\$358.82	\$358.82	175 SIENNA WAY
2	647	59402008000	111	0.12	1.00	\$358.82	\$358.82	171 SIENNA WAY
2	648	59402009000	111	0.18	1.00	\$358.82	\$358.82	167 SIENNA WAY
2	649	59402010000	80	0.03	-	\$358.82	\$0.00	
2	650	59402011000	111E	0.23	1.00	\$358.82	\$358.82	163 HORIZON WAY
2	651	59402012000	111	0.12	1.00	\$358.82	\$358.82	159 HORIZON WAY
2	652	59402013000	111	0.11	1.00	\$358.82	\$358.82	155 HORIZON WAY
2	653	59403001000	111E	0.16	1.00	\$358.82	\$358.82	178 SIENNA WAY
2	654	59403002000	111E	0.13	1.00	\$358.82	\$358.82	174 SIENNA WAY
2	655	59403003000	111E	0.17	1.00	\$358.82	\$358.82	170 SIENNA WAY
2	656	59403004000	111E	0	1.00	\$358.82	\$358.82	138 HORIZON WAY
2	657	59403005000	111	0.14	1.00	\$358.82	\$358.82	131 HALLMARK LN
2	658	59403006000	111	0.15	1.00	\$358.82	\$358.82	135 HALLMARK LN
2	659	59404001000	80	0.05	-	\$358.82	\$0.00	
2	660	59404002000	111E	0.16	1.00	\$358.82	\$358.82	223 SIENNA CT

ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
2	661	59404003000	111E	0.17	1.00	\$358.82	\$358.82	219 SIENNA CT
2	662	59404004000	111E	0.12	1.00	\$358.82	\$358.82	215 SIENNA CT
2	663	59404005000	111E	0.13	1.00	\$358.82	\$358.82	211 SIENNA CT
2	664	59404006000	111E	0.17	1.00	\$358.82	\$358.82	207 SIENNA CT
2	665	59405001000	111E	0.18	1.00	\$358.82	\$358.82	216 SIENNA CT
2	666	59405002000	111E	0.22	1.00	\$358.82	\$358.82	212 SIENNA CT
2	667	59405003000	111E	0.17	1.00	\$358.82	\$358.82	208 SIENNA CT
2	668	59405004000	111E	0.16	1.00	\$358.82	\$358.82	204 SIENNA WAY
2	669	59405005000	111E	0.16	1.00	\$358.82	\$358.82	200 SIENNA WAY
2	670	59405006000	111E	0.15	1.00	\$358.82	\$358.82	196 SIENNA WAY
2	671	59405007000	111E	0.15	1.00	\$358.82	\$358.82	192 SIENNA WAY
2	672	59405008000	111E	0.14	1.00	\$358.82	\$358.82	188 SIENNA WAY
2	673	59405009000	111E	0.17	1.00	\$358.82	\$358.82	184 SIENNA WAY
2	674	59405010000	111	0.16	1.00	\$358.82	\$358.82	31 SERENA PL
2	675	59405011000	111	0.13	1.00	\$358.82	\$358.82	27 SERENA PL
2	676	59405012000	111	0.15	1.00	\$358.82	\$358.82	23 SERENA PL
2	677	59405013000	111E	0.14	1.00	\$358.82	\$358.82	19 SERENA PL
2	678	59405014000	111	0.13	1.00	\$358.82	\$358.82	15 SERENA PL
2	679	59405015000	111	0.14	1.00	\$358.82	\$358.82	11 SERENA PL
2	680	59405016000	111E	0.16	1.00	\$358.82	\$358.82	7 SERENA PL
2	681	59405017000	111	0.16	1.00	\$358.82	\$358.82	3 SERENA PL
2	682	59406001000	111	0.13	1.00	\$358.82	\$358.82	2 SERENA PL
2	683	59406002000	111E	0.15	1.00	\$358.82	\$358.82	6 SERENA PL
2	684	59406003000	111	0.15	1.00	\$358.82	\$358.82	10 SERENA PL
2	685	59406004000	111	0.16	1.00	\$358.82	\$358.82	14 SERENA PL
2	686	59406005000	111	0.13	1.00	\$358.82	\$358.82	18 SERENA PL
2	687	59406006000	111	0.16	1.00	\$358.82	\$358.82	22 SERENA PL
2	688	59406007000	111	0.16	1.00	\$358.82	\$358.82	26 SERENA PL
2	689	59406008000	111	0.17	1.00	\$358.82	\$358.82	19 SAGEBRUSH CT
2	690	59406009000	111	0.14	1.00	\$358.82	\$358.82	15 SAGEBRUSH CT
2	691	59406010000	111	0.15	1.00	\$358.82	\$358.82	11 SAGEBRUSH CT
2	692	59406011000	111E	0.15	1.00	\$358.82	\$358.82	7 SAGEBRUSH CT
2	693	59406012000	111E	0.18	1.00	\$358.82	\$358.82	3 SAGEBRUSH CT
2	694	59411001000	111	0.18	1.00	\$358.82	\$358.82	22 TUSCAN OAK TR
2	695	59411002000	111	0.12	1.00	\$358.82	\$358.82	18 TUSCAN OAK TR
2	696	59411003000	111	0.12	1.00	\$358.82	\$358.82	14 TUSCAN OAK TR
2	697	59411004000	111	0.12	1.00	\$358.82	\$358.82	10 TUSCAN OAK TR
2	698	59411005000	111	0.12	1.00	\$358.82	\$358.82	6 TUSCAN OAK TR
2	699	59411006000	111	0.15	1.00	\$358.82	\$358.82	2 TUSCAN OAK TR
2	700	59411007000	111	0.16	1.00	\$358.82	\$358.82	206 SONOMA CREEK W
2	701	59411008000	111	0.12	1.00	\$358.82	\$358.82	202 SONOMA CREEK W
2	702	59411009000	111E	0.12	1.00	\$358.82	\$358.82	198 SONOMA CREEK W
2	703	59411010000	111	0.12	1.00	\$358.82	\$358.82	194 SONOMA CREEK W
2	704	59411011000	111	0.2	1.00	\$358.82	\$358.82	190 SONOMA CREEK W
2	705	59411012000	111	0.2	1.00	\$358.82	\$358.82	186 SONOMA CREEK W
2	706	59411013000	111	0.13	1.00	\$358.82	\$358.82	182 SONOMA CREEK W
2	707	59411014000	111	0.12	1.00	\$358.82	\$358.82	178 SONOMA CREEK W

ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
2	708	59411015000	111E	0.12	1.00	\$358.82	\$358.82	174 SONOMA CREEK W
2	709	59411016000	111	0.12	1.00	\$358.82	\$358.82	170 SONOMA CREEK W
2	710	59411017000	111	0.12	1.00	\$358.82	\$358.82	166 SONOMA CREEK W
2	711	59411018000	111E	0.12	1.00	\$358.82	\$358.82	162 SONOMA CREEK W
2	712	59411019000	111E	0.12	1.00	\$358.82	\$358.82	158 SONOMA CREEK W
2	713	59411020000	111E	0.13	1.00	\$358.82	\$358.82	154 SONOMA CREEK W
2	714	59411021000	111E	0.2	1.00	\$358.82	\$358.82	150 SONOMA CREEK W
2	715	59412001000	80	1.07	-	\$358.82	\$0.00	
2	716	59412002000	80	0.96	-	\$358.82	\$0.00	
2	717	59413001000	111	0.17	1.00	\$358.82	\$358.82	183 SONOMA CREEK W
2	718	59413002000	111	0.11	1.00	\$358.82	\$358.82	179 SONOMA CREEK W
2	719	59413003000	111	0.11	1.00	\$358.82	\$358.82	175 SONOMA CREEK W
2	720	59413004000	111	0.11	1.00	\$358.82	\$358.82	171 SONOMA CREEK W
2	721	59413005000	111	0.11	1.00	\$358.82	\$358.82	167 SONOMA CREEK W
2	722	59413006000	111E	0.11	1.00	\$358.82	\$358.82	163 SONOMA CREEK W
2	723	59413007000	111E	0.11	1.00	\$358.82	\$358.82	159 SONOMA CREEK W
2	724	59413008000	111E	0.11	1.00	\$358.82	\$358.82	155 SONOMA CREEK W
2	725	59413009000	111E	0.11	1.00	\$358.82	\$358.82	151 SONOMA CREEK W
2	726	59413010000	111E	0.11	1.00	\$358.82	\$358.82	147 SONOMA CREEK W
2	727	59413011000	111E	0.11	1.00	\$358.82	\$358.82	143 SONOMA CREEK W
2	728	59413012000	111E	0.11	1.00	\$358.82	\$358.82	139 SONOMA CREEK W
2	729	59413013000	111E	0.11	1.00	\$358.82	\$358.82	135 SONOMA CREEK W
2	730	59413014000	111	0.11	1.00	\$358.82	\$358.82	131 SONOMA CREEK W
2	731	59413015000	111E	0.11	1.00	\$358.82	\$358.82	127 SONOMA CREEK W
2	732	59413016000	111	0.11	1.00	\$358.82	\$358.82	123 SONOMA CREEK W
2	733	59413017000	111	0	1.00	\$358.82	\$358.82	119 SONOMA CREEK W
2	734	59413018000	111E	0.11	1.00	\$358.82	\$358.82	115 SONOMA CREEK W
2	735	59413019000	111	0.11	1.00	\$358.82	\$358.82	111 SONOMA CREEK W
2	736	59413020000	111	0	1.00	\$358.82	\$358.82	107 SONOMA CREEK W
2	737	59413021000	111E	0	1.00	\$358.82	\$358.82	103 SONOMA CREEK W
2	738	59413022000	111E	0	1.00	\$358.82	\$358.82	102 HEARTHSTONE DR
2	739	59413023000	111	0.12	1.00	\$358.82	\$358.82	106 HEARTHSTONE DR
2	740	59413024000	111	0.11	1.00	\$358.82	\$358.82	110 HEARTHSTONE DR
2	741	59413025000	111	0	1.00	\$358.82	\$358.82	114 HEARTHSTONE DR
2	742	59413026000	111	0.12	1.00	\$358.82	\$358.82	118 HEARTHSTONE DR
2	743	59413027000	111	0.18	1.00	\$358.82	\$358.82	122 HEARTHSTONE DR
2	744	59413028000	111E	0.11	1.00	\$358.82	\$358.82	126 HEARTHSTONE DR
2	745	59413029000	111	0.12	1.00	\$358.82	\$358.82	130 HEARTHSTONE DR
2	746	59413030000	111E	0.12	1.00	\$358.82	\$358.82	134 HEARTHSTONE DR
2	747	59413031000	111	0.12	1.00	\$358.82	\$358.82	138 HEARTHSTONE DR
2	748	59413032000	111	0.12	1.00	\$358.82	\$358.82	142 HEARTHSTONE DR
2	749	59413033000	111E	0.18	1.00	\$358.82	\$358.82	146 HEARTHSTONE DR
2	750	59413034000	111	0.12	1.00	\$358.82	\$358.82	150 HEARTHSTONE DR
2	751	59413035000	111E	0.12	1.00	\$358.82	\$358.82	154 HEARTHSTONE DR
2	752	59413036000	111E	0.12	1.00	\$358.82	\$358.82	158 HEARTHSTONE DR
2	753	59413037000	111E	0.12	1.00	\$358.82	\$358.82	162 HEARTHSTONE DR
2	754	59413038000	111	0.12	1.00	\$358.82	\$358.82	166 HEARTHSTONE DR

ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2025-26 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
2	755	59413039000	111	0.18	1.00	\$358.82	\$358.82	170 HEARTHSTONE DR
2	756	59413040000	111E	0.12	1.00	\$358.82	\$358.82	174 HEARTHSTONE DR
2	757	59413041000	111	0.12	1.00	\$358.82	\$358.82	178 HEARTHSTONE DR
2	758	59413042000	111	0.17	1.00	\$358.82	\$358.82	182 HEARTHSTONE DR
2	759	59414001000	80	0.31	-	\$358.82	\$0.00	
2	760	59414002000	111	0.13	1.00	\$358.82	\$358.82	211 HEARTHSTONE DR
2	761	59414003000	111	0.13	1.00	\$358.82	\$358.82	207 HEARTHSTONE DR
2	762	59414004000	111E	0.13	1.00	\$358.82	\$358.82	203 HEARTHSTONE DR
2	763	59414005000	111	0.12	1.00	\$358.82	\$358.82	199 HEARTHSTONE DR
2	764	59414006000	111	0.12	1.00	\$358.82	\$358.82	195 HEARTHSTONE DR
2	765	59414007000	111	0.18	1.00	\$358.82	\$358.82	191 HEARTHSTONE DR
2	766	59414008000	111	0.11	1.00	\$358.82	\$358.82	187 HEARTHSTONE DR
2	767	59414009000	111	0.11	1.00	\$358.82	\$358.82	183 HEARTHSTONE DR
2	768	59414010000	111	0.11	1.00	\$358.82	\$358.82	179 HEARTHSTONE DR
2	769	59414011000	111E	0.12	1.00	\$358.82	\$358.82	175 HEARTHSTONE DR
2	770	59414012000	111E	0.11	1.00	\$358.82	\$358.82	171 HEARTHSTONE DR
2	771	59414013000	111E	0.11	1.00	\$358.82	\$358.82	167 HEARTHSTONE DR
2	772	59414014000	111E	0.11	1.00	\$358.82	\$358.82	163 HEARTHSTONE DR
2	773	59414015000	111E	0.18	1.00	\$358.82	\$358.82	159 HEARTHSTONE DR
2	774	59414016000	111	0.11	1.00	\$358.82	\$358.82	155 HEARTHSTONE DR
2	775	59414017000	111	0.12	1.00	\$358.82	\$358.82	151 HEARTHSTONE DR
2	776	59414018000	111	0.11	1.00	\$358.82	\$358.82	147 HEARTHSTONE DR
2	777	59414019000	111	0.11	1.00	\$358.82	\$358.82	143 HEARTHSTONE DR
2	778	59414020000	111	0.11	1.00	\$358.82	\$358.82	139 HEARTHSTONE DR
2	779	59414021000	111	0.18	1.00	\$358.82	\$358.82	135 HEARTHSTONE DR
2	780	59414022000	111	0.12	1.00	\$358.82	\$358.82	131 HEARTHSTONE DR
2	781	59414023000	111	0.12	1.00	\$358.82	\$358.82	127 HEARTHSTONE DR
2	782	59414024000	111E	0.12	1.00	\$358.82	\$358.82	123 HEARTHSTONE DR
2	783	59414025000	111E	0.11	1.00	\$358.82	\$358.82	119 HEARTHSTONE DR
2	784	59414026000	111	0	1.00	\$358.82	\$358.82	115 HEARTHSTONE DR
2	785	59414027000	111E	0	1.00	\$358.82	\$358.82	111 HEARTHSTONE DR
2	786	59414028000	111	0.11	1.00	\$358.82	\$358.82	107 HEARTHSTONE DR
2	787	59414029000	111	0.12	1.00	\$358.82	\$358.82	103 HEARTHSTONE DR
2	788	59415001000	80	0.01	-	\$358.82	\$0.00	
					860.40		\$ 308,728.73	

Engineer's Report
Landscape and Lighting Assessment District
City of American Canyon
Fiscal Year 2025-26



ZONE	ASMT NO.	APN	USE CODE	ESD	ACRES	FLOOR SPACE SF	ESD FACTOR	ACREAGE FACTOR	2025-26 ASSESSMENT	PROPERTY ADDRESS
3	13	59020045000	50	0	3.99	0	\$225.22	\$1,109.00	\$0.00	OPEN SPACE
3	14	59020051000	50	12.53	2.79	18,795	\$225.22	\$1,109.00	\$5,916.11	418 NAPA JUNCTION <i>Tractor Supply Co. - Retail</i>
3	14	59020052000	50	1.00	1.14	1,500	\$225.22	\$1,109.00	\$1,489.49	418 NAPA JUNCTION <i>Tractor Supply Co. - Parking lot</i>
3	15	59020047000	50	4.66	1.01	6,990	\$225.22	\$1,109.00	\$2,169.62	406 NAPA JUNCTION <i>Verizon</i>
3	16	59020048000	50	1.33	1.00	1,995	\$225.22	\$1,109.00	\$1,408.55	408 NAPA JUNCTION <i>Taco Bell</i>
3	17	59020049000	50	4.56	1.08	6,840	\$225.22	\$1,109.00	\$2,224.72	410 NAPA JUNCTION <i>DD, Mt. Mikes, etc.</i>
3	18	59020050000	50	151.40	5.97	5,100	\$225.22	\$1,109.00	\$40,718.92	440 NAPA JUNCTION <i>Apts. & Clubhouse - 148 units</i>
3	1	59351007000	80	0	0.26	0	\$225.22	\$1,109.00	\$0.00	
3	2	59351008000	80	0	1.01	0	\$225.22	\$1,109.00	\$0.00	
3	3	59351010000	51	113.17	13.96	169,755	\$225.22	\$1,109.00	\$40,969.68	7011 MAIN ST <i>Walmart</i>
3	4	59351011000	81	0	2.81	0	\$225.22	\$1,109.00	\$0.00	MAIN STREET PARK
3	5	59351012000	218	216.00	10.00	0	\$225.22	\$1,109.00	\$59,737.35	5500 EUCALYPTUS DR <i>Lodge Apts - 216 units</i>
3	6	59351013000	51	2.09	0.86	3,135	\$225.22	\$1,109.00	\$1,424.45	401 NAPA JUNCTION <i>Gas Station</i>
3	7	59351014000	51	4.53	0.79	6,795	\$225.22	\$1,109.00	\$1,896.36	7021 MAIN ST <i>Retail Stores</i>
3	8	59351015000	51	1.09	1.19	1,635	\$225.22	\$1,109.00	\$1,565.19	6055 MAIN ST <i>Sonic Drive-In</i>
3	9	59351016000	51	7.47	1.41	11,205	\$225.22	\$1,109.00	\$3,246.08	6040 MAIN ST #142 <i>Coldwell Bank</i>
3	10	59352001000	51	12.83	2.36	19,245	\$225.22	\$1,109.00	\$5,506.80	5055 MAIN ST #100 <i>Panda Express, Round Table, Bank</i>
3	11	59352002000	513	<u>38.26</u>	<u>2.48</u>	16,890	\$225.22	\$1,109.00	<u>\$11,367.21</u>	5001 MAIN ST <i>Holiday Inn Express</i>
				570.92	46.04				\$179,640.52	

Asmt No.12 (now deleted), former APN 59020001000, was subdivided into six new parcel numbers at the time of the filing of the FY 2106-17 Engineer's Report. The new APN's are shown above (059-020-045 through 059-020-050) and will be assessed according to the established rate and Method of Apportionment described in the Engineer's Report and as adopted by City Council Resolution No. 2016-57. Assessment No. 14, former APN 059-020-046, was subdivided into parcels 051 and 052 for the 2017/18 levy.

ESD for each parcel is determined by dividing the commercial floor space SF by 1,500 (minimum 1,500) and adding any residential units



TITLE

Fiscal Year 2025-26 Recommended Budget for Adoption

RECOMMENDATION

Adopt a Resolution to approve the Final Recommended Budget for Fiscal Year 2025-26 and authorize the City Manager to increase the appropriations for FY 2025-26 expenditures in an amount not to exceed the amount encumbered for expenses that did not occur prior to the end of FY 2024-25 but are expected to be expended in FY 2025-26 consistent with the original purpose.

CONTACT

Juan Gomez, Assistant City Manager
Jemelyn Cruz, Finance Director

BACKGROUND & ANALYSIS

The Fiscal Year (FY) 2025-26 Budget process kicked off in February. Finance Department staff has developed the Final Recommended Budget in collaboration with other City departments, the Assistant City Manager and the City Manager. The "Proposed Budget" was presented to the Finance Subcommittee on May 8, 2025, and the City Council on May 20, 2025. This "Final Recommended Budget" is being brought forth for adoption, incorporating final estimates and updated information.

Changes from Proposed Budget

Significant revisions since the proposed budget that was presented on May 20, 2025, includes an addition of Capital Improvement Project TR26-0200 Rio Del Mar Extension - Design and construction of the Rio Del Mar Extension from the west side of the railroad tracks to Hwy 29, as well as the connection to Main Street. Project cost is \$5,000,000 and fund source will be the Traffic Impact Fee Fund 320.

All Funds

The FY 2025-26 Proposed Budget for All Funds is approximately \$154.2M. This amount represents an increase of approximately \$19M (or 14%) from the FY 2024-25 Adopted Mid-Year Budget.

General Fund

The FY 2025-26 General Fund (GF) Proposed Budget is "balanced", with no projected deficit or surplus.

General Fund appropriations are approximately \$32.7M. This amount represents a decrease of \$155k (or 0.4%) from the FY 2024-25 Adopted Midyear GF Budget.

Overall budget categories at their aggregate levels are shown in Attachment 2 - Summary of Proposed Revenues and Expenses. Estimated revenues and expenses (by fund) and projected ending fund balances are shown in Attachment 3.

General Fund Revenue

The FY 2025-26 Proposed GF Revenues total approximately \$32.7M. Of that amount, property taxes are expected to increase 1.12% (to \$15.3M). This increase reflects continued development activity and the sale of new homes in 2024. There is lag between a home sale and realization of new property tax. For example, home sales in 2024 are placed on the "January 2025 Property Tax Roll" and then become property tax revenue in FY 2025-26.

Sales tax revenues are estimated to decrease by \$400k to \$3.4M. This reduction reflects the expected closure of a top sales tax producer in February 2025. Other sales tax generated from existing taxpayers are expected to remain flat, however new businesses opening later this year will add to these revenues.

Transient Occupancy Taxes (TOT) revenues are projected to increase by \$279k to \$1.9M. This increase reflects the opening of a new hotel (Home to Suites) in Fall 2025. TOT revenues from the existing three properties are projected to remain flat. Additional hotels (Hampton Inn and Watson Ranch Hotel) are expected to increase TOT revenues in outlying fiscal years.

Other taxes, such Franchise Fees (\$1.2M), will continue to increase as American Canyon grows. Most of these estimates are based on consultant analysis of economic performance.

Transfers-in for support services are projected to increase by \$134k to \$3.6M.

The remainder of the operational revenues are budgeted conservatively but continue to grow moderately. Most of these estimates are based on consultant analysis of economic performance and will be reassessed as more information becomes available.

General Fund Expenditures

The FY 2025-26 Proposed GF Expenditures total approximately \$32.7M. Of that amount, personnel expenditures - including cost-of-living-adjustments for employees, step increases and re-classifications for eligible employees, costs for employee retirement benefits, and Other Post-

Employment Benefits - are proposed to increase by \$671,000 (or 7%) to \$10.7M.

Of note, investment returns of the CalPERS pension system, resulting in increased retirement costs in FY2025-26.

The Proposed Budget includes the addition of (1) Administrative Clerk in the Public Works Department, (1) Accounting Assistant in the Finance Department, and (1) Recreation Supervisor in the Parks and Recreation Department. The Public Works Department has recognized the need for an Administrative Clerk to manage duties beyond the time and effort a part-time office assistant can attend to such as scanning, filing, preparing budget reports and assisting with the implementation of their asset management system. The Accounting Assistant will help provide a consistent level of service in Utility Billing as well as assist in the management of compliance with current laws. The Recreation Supervisor was identified in an organizational study as a tier needed between the Recreation Coordinators and Recreation Manager to assist with day-to-day operation so the Recreation Manager can focus on high level department needs and assist the Director more effectively.

The Proposed Budget also includes an additional Maintenance Worker in Wastewater Collections to aid in maintenance of our aging system and meet State requirements. This position will replace part-time seasonal workers previously budgeted in this division.

Non-personnel expenditures include a \$0.3M increase (or 3.6%) to the Sheriff Contract for Police Services, totaling \$9.8M. The increase reflects costs salaries, benefits and insurance, but does not include any increased staffing.

Contributions to the Internal Service Fund (ISF) for Building, Fleet, and Information Technology are proposed to decrease 4.93%.

Fund Balance

GF Fund Balance is proposed to be \$11.4M. Fund Balance will be comprised of \$1.3M in restricted funds, with \$8.2M reserved for contingency, and \$1.8M Unassigned. The GF Contingency Reserve represents 25% of the proposed FY 25-26 expenditures and will remain fully funded under the proposed budget.

Capital Improvement Program

The Capital Improvement Program (CIP) is primarily funded from restricted sources (such as Gas Tax, etc.), as well as Enterprise Funds, where appropriate.

Proposed CIP expenses total \$48.2M. \$42.0M of which for Civic Facility, Transportation, and Park Improvements, \$3M for Water Projects, \$3M for Wastewater Projects, and \$0.2M for Recycled Water Projects. Notable projects include 16.4M for Green Island Rd Reconstruction/Class I Trail

Project and \$8.1M for Rancho Del Mar Paving and Utility Improvements.

The CIP includes prior appropriations of \$4.7M American Rescue Plan Act (ARPA) funding that will also be combined with other sources to provide previously approved improvements.

Water Fund

The FY 2025-26 Water Fund Proposed Budget has a projected deficit of \$4M, with \$5.7M attributed to one-time capital improvement costs.

Water Fund revenues are projected to be \$18.7M, with operations revenues projected to increase by \$3.7M to \$15.7M as a result of anticipated increases to service rates in January 2026.

Water Fund expenditures are projected to be \$22.7M. Expenses are projected to increase \$7.8M to \$22.7M primarily due to increased contributions to capital improvement projects, Rancho Del Mar Paving Project and Green Island Road Reconstruction. There is also a new water improvement project of \$2M for the Zone 5 Water Pump Station.

Capacity fee revenues are projected at \$4.6M. Of note, many of the revenues projected in the Midyear 2024-25 Budget are not yet received and are now projected to be collected in FY2025-26. These revenues are collected from development projects and funds will be utilized as the water system is expanded.

Wastewater Fund

The FY 2025-26 Wastewater Fund Proposed Budget is projected to have a deficit of \$2.0M.

Wastewater Fund revenues are projected to increase by \$6.6M to \$11.3M, with operations revenues projected to increase \$1.4M to \$6.8M.

Wastewater Fund expenditures are projected to be \$14.6M, an increase of \$5.5M primarily to fund capital projects. The contribution to the CIP is \$1.6M, and Wastewater capital improvements total \$3.1M.

Also, as intended in the recently completed rate study, rates were not increased as much as needed in anticipation of drawing down reserves to the minimum target.

Capacity Fee revenues are projected at \$2.6M, expenses are projected at \$2.0M and include a \$1.8M transfer to the CIP for the Broadway Sewer Rehabilitation-Crawford to Donaldson Project.

Recycled Water Fund

This newly created fund is now reported as a separate enterprise in our financial statements. Recycled Water is a key aspect of our water supply system – and as such – it was appropriate to create a separate enterprise fund separate from the Water and Wastewater Enterprise Funds. The

proposed fund revenue totals \$0.6M and proposed expenditures total \$1.4M.

FY 2023-24 was the first year that employees will be partially allocated to this fund which is reflected in the operational costs for the fund. A rate study was recently completed, increasing the rates for recycled water to fund operational costs, and as more customers join the system, more revenue will be available to help this enterprise become self-sufficient.

Internal Services Funds

The City has historically maintained four (4) internal service funds (ISF) to support city services: Building Maintenance, Fleet, Information Technology, and Legal Services. The FY 2023-24 Budget created four (4) new "Renovation and Replacement Funds", as well as a new Pension Stabilization Fund, bringing the total internal service funds to nine (9).

The goal of any ISF is to break even over time. Fund balances are allowable if there is a plan to use those resources to fulfill the objective of the fund, such as information technology replacement, fleet replacements or other asset replacements such as playground equipment, streets, or civic facilities.

Total ISF revenues are projected to decrease \$0.6M to \$4.1M. Total ISF expenditures are projected to increase by \$1.0M to \$5.2M.

Fund Balance in the Fleet ISF has been built to pay for the outfitting of two (2) police interceptor vehicles. The Building Maintenance ISF Fund Balance will also be drawn down to fund the City Hall Roof Improvement project. Fund Balance in the Parks Renovation and Repair ISF is to be drawn down for the Veteran's Park Playground replacement.

Debt Service

The City maintains total debt of \$9.1M as of June 30, 2024. This amount represents 6% of the City's All Funds amount. Annual debt service payments total \$0.9M in FY 2025-26 across a number of funding sources, excluding non-financed long-term liabilities such as compensated absences, claims and judgments, net pension liability, and other post-employment benefits.

Looking Towards the Future

Projected growth in American Canyon will increase our property tax base, which accounts for over half of the City's discretionary income. New residential, industrial and commercial development will also likely increase sales tax revenues to help pay for City services as more residents shop and dine in town and more businesses open up. There are also three (3) proposed new hotels, with one currently under construction, that would supplement TOT revenues and a new fast casual restaurant, which is expected to open in Summer 2025.

The City has fully recovered from the pandemic lows and with new developments underway the city has a mix of healthy future revenue growth projections. Our projections for Fiscal Year 2025-26

continue to evolve with continued inflationary pressures in mind, we have begun to see minimal to no growth in many sales tax categories and a slowdown in existing home sales as inventory continues to be limited. New homes continue to sell and add to the City's property tax base, although persistently high interest rates have tempered demand somewhat as American Canyon continues to be a desirable place to live and remains the most affordable area in the County.

Staff has also developed a 5-Year forecast providing analysis on projected revenues, employee benefits, pension costs and non-personnel expense trends (attachment 4).

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT

The Recommended Action adopts the Annual Operating Budget for Fiscal Year 2025-26.

The proposed budget reports are located on the City's Transparency Portal at the following link:
[Proposed Budget](#)

ENVIRONMENTAL REVIEW

15378(b) - The action is not a "Project" subject to the California Environmental Quality Act ("CEQA") because it does not qualify as a "Project" under Public Resources Code Sections 21065 and 21080 and in Section 15378(b) of Title 14 of the California Code of Regulations.

ATTACHMENTS:

- [1. Resolution to Adopt FY 2025-26 Budget](#)
- [2. Summary of Proposed Revenues and Expenses FY 2025-26](#)
- [3. Summary of Projected Fund Balances FY 2025-26](#)
- [4. 5-Year General Fund Forecast](#)
- [5. Key Performance Indicators](#)

RESOLUTION NO. 2025-_____

**RESOLUTION APPROVING ADOPTION OF THE RECOMMENDED OPERATING BUDGET
FOR FISCAL YEAR 2025-26**

WHEREAS, the Finance Subcommittee and City Council reviewed the Fiscal Year 2025-26 Citywide Proposed Operating Budget on May 8th and May 20th, 2025, respectively, and provided direction for the Recommended Operating Budget; and

WHEREAS, the Recommend Operating Budget proposes a balanced General Fund budget for Fiscal Year 2025-26 when including Developer Projects; and

WHEREAS, the City Manager has prepared a Recommended Fiscal Year 2025-26 Operating Budget that incorporates the Council requested changes and provides for organizational adjustments and allocations of resources in a manner which aligns with available resources; and

WHEREAS, the Summary of Proposed Revenues and Expenses attached hereto, reflects the Fiscal Year 2025-26 Budget for Governmental and Proprietary Funds for the City of American Canyon; and

WHEREAS, the City Council is required to adopt a Fiscal Year 2025-26 Budget before July 1, 2025

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby adopts the Recommended Citywide Operating Budget for Fiscal Year 2025-26, as shown generally attached hereto and incorporated herein as attachments 2 and 3

BE IT FURTHER RESOLVED that the City Council of the City of American Canyon authorize the City Manager to increase the appropriations for Fiscal Year 2025-26 expenditures in an amount not to exceed the amount encumbered for expenses that did not occur prior to the end of Fiscal Year 2024-25 but are expected to be expended in Fiscal Year 2025-26 consistent with the original purpose.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 3rd day of June, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Pierre Washington, Mayor

ATTEST:

Taresa Geilfuss, City Clerk

Proposed Budget General Fund Revenues and Expenditures

REVENUES	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Actuals	2024-25 Estimated Actuals	2025-26 Budget (Proposed)	% of Budget
PROPERTY TAX	11,348,827.00	12,194,040.00	12,469,791.00	13,979,137.00	15,169,300.00	15,338,500.00	46.9%
SALES TAX	2,848,230.00	3,095,329.00	5,901,732.00	4,320,251.00	3,800,000.00	3,400,000.00	10.4%
TRANSIENT OCCUPANCY TAX	885,394.00	1,643,934.00	1,573,877.00	1,426,580.00	1,650,000.00	1,929,000.00	5.9%
OTHER TAXES	319,570.00	561,532.00	601,576.00	588,319.00	602,800.00	588,000.00	1.8%
TOTAL TAX REVENUES	15,402,021.00	17,494,835.00	20,546,976.00	20,314,287.00	21,222,100.00	21,255,500.00	65.1%
FRANCHISE FEES	814,696.00	839,555.00	1,031,184.00	1,092,411.00	1,185,000.00	1,207,000.00	3.7%
LICENSES AND PERMITS	362,504.00	505,802.00	805,052.00	490,686.00	939,300.00	823,400.00	2.5%
FINES, FORFEITURES, AND PENALTIES	70,242.00	102,326.00	147,502.00	41,143.00	67,800.00	97,400.00	0.3%
INTERGOVERNMENTAL	82,743.00	61,789.00	46,737.00	90,766.00	112,800.00	86,000.00	0.3%
CHARGES FOR SERVICES	1,164,863.00	1,651,732.00	2,134,359.00	1,375,533.00	2,103,211.00	2,645,668.00	8.1%
INVESTMENT EARNINGS (INTEREST AND RENTS)	92,279.00	(831,019.00)	340,808.00	1,409,803.00	1,306,829.00	891,955.00	2.7%
MISCELLANEOUS	371,170.00	515,850.00	645,735.00	411,486.00	720,430.00	547,116.00	1.7%
TOTAL OPERATING REVENUES	2,958,497.00	2,846,035.00	5,151,377.00	4,911,828.00	6,435,370.00	6,298,539.00	19.3%
TRANSFERS IN - INTERFUND FOR SUPPORT SERVICES	1,486,362.00	1,529,924.00	1,949,627.00	2,377,336.00	3,484,843.00	3,618,869.00	11.1%
TRANSFERS IN - GASOLINE TAX	300,000.00	300,000.00	300,000.00	300,000.00	400,000.00	500,000.00	1.5%
TRANSFERS IN - CAPITAL PROJECTS	416,398.00	163,491.00	-	-	-	-	0.0%
TRANSFERS IN - OTHER	429,752.00	440,326.00	932,098.00	767,791.00	1,078,150.00	1,000,000.00	3.1%
TOTAL TRANSFERS IN	2,632,512.00	2,433,741.00	3,181,725.00	3,445,127.00	4,962,993.00	5,118,869.00	15.7%
TOTAL REVENUES	20,993,030.00	22,774,611.00	28,880,078.00	28,671,242.00	32,620,463.00	32,672,908.00	100.0%
EXPENDITURES							
SALARIES	4,392,433.00	4,975,258.00	5,514,643.00	5,742,100.00	6,709,876.00	7,194,890.00	22.0%
BENEFITS	1,292,298.00	1,284,293.00	1,402,693.00	1,407,390.00	1,715,198.00	1,830,160.00	5.6%
RETIREMENT (CalPERS)	730,520.00	851,515.00	937,812.00	817,591.00	1,086,747.00	1,162,877.00	3.6%
RETIREE MEDICAL (OPEB)	476,347.00	519,659.00	496,679.00	521,991.00	543,802.00	538,908.00	1.7%
TOTAL PERSONNEL	6,891,598.00	7,630,725.00	8,351,827.00	8,489,072.00	10,055,623.00	10,726,835.00	32.8%
SUPPLIES AND SERVICES	3,658,525.00	5,243,955.00	7,500,869.00	6,760,707.00	9,517,224.00	8,979,258.00	27.5%
INTERNAL SERVICE FEES	1,443,200.00	1,602,995.00	1,444,689.00	2,132,347.00	2,355,713.00	2,239,549.00	6.9%
DEBT SERVICE	54,670.00	135,380.00	115,985.00	505,588.00	507,098.00	507,150.00	1.6%
SHERIFF CONTRACT	6,778,700.00	7,227,151.00	7,681,635.00	8,474,338.00	9,419,409.00	9,759,801.00	29.9%
UTILITIES	469,878.00	425,258.00	403,539.00	496,109.00	581,400.00	570,400.00	1.7%
CAPITAL OUTLAY	29,107.00	183,764.00	31,733.00	155,874.00	289,629.65	66,500.00	0.2%
MISCELLANEOUS	(45,807.00)	(56,549.00)	(64,135.00)	(84,268.00)	(178,738.00)	(208,885.00)	
TOTAL NON-PERSONNEL	12,388,273.00	14,761,954.00	17,114,315.00	18,440,695.00	22,491,735.65	21,913,773.00	67.1%
TRANSFERS OUT - CAPITAL PROJECTS	-	-	700,000.00	-	-	-	
TRANSFERS OUT - OTHER	299,646.00	-	-	5,479,976.00	280,473.00	32,300.00	
TOTAL TRANSFERS OUT	299,646.00	-	700,000.00	5,479,976.00	280,473.00	32,300.00	0.1%
TOTAL EXPENDITURES	19,579,517.00	22,392,679.00	26,166,142.00	32,409,743.00	32,827,831.65	32,672,908.00	100.0%
Revenues Less Expenditures	1,413,513.00	381,932.00	2,713,936.00	(3,738,501.00)	(207,368.65)	-	
Total Fund Balance	12,204,624.00	12,586,556.00	15,300,492.00	11,561,991.00	11,354,622.35	11,354,622.35	128

Proposed Budget Special Revenue Funds Revenues and Expenditures

REVENUES	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Actuals	2024-25 Estimated Actuals	2025-26 Budget (Proposed)
PROPERTY TAX	668,114.00	665,443.00	651,971.00	705,681.00	722,750.00	828,050.00
SALES TAX	1,218,056.00	1,885,379.00	1,986,982.00	1,932,281.00	1,804,000.00	1,620,000.00
<i>TOTAL TAX REVENUES</i>	1,886,170.00	2,550,822.00	2,638,953.00	2,637,962.00	2,526,750.00	2,448,050.00
LICENSES AND PERMITS	-	-	-	-	-	1,150.00
INTERGOVERNMENTAL	4,544,174.00	5,041,915.00	2,364,007.00	4,537,711.00	3,056,463.00	11,844,940.00
CHARGES FOR SERVICES	2,342.00	6,913.00	4,495.00	8,442.00	24,400.00	32,640.00
INVESTMENT EARNINGS (INTEREST AND RE	72,179.00	(79,054.00)	320,385.00	779,090.00	778,850.00	694,658.00
MISCELLANEOUS	494,094.00	37,083.00	598,729.00	128,131.00	116,500.00	137,400.00
<i>TOTAL OPERATING REVENUES</i>	5,112,789.00	5,006,857.00	3,287,616.00	5,453,374.00	3,976,213.00	12,710,788.00
TRANSFERS IN - OTHER	232,146.00	-	-	1,966,838.00	30,473.00	32,300.00
TOTAL REVENUES	7,231,105.00	7,557,679.00	5,926,569.00	10,058,174.00	6,533,436.00	15,191,138.00
EXPENDITURES						
SUPPLIES AND SERVICES	455,710.00	733,575.00	867,002.00	1,207,200.00	2,376,294.00	1,173,100.00
DEBT SERVICE	-	-	-	-	-	-
UTILITIES	115,704.00	97,122.00	116,303.00	133,115.00	152,000.00	213,200.00
<i>TOTAL NON-PERSONNEL</i>	571,414.00	830,697.00	983,305.00	1,340,315.00	2,528,294.00	1,386,300.00
TRANSFERS OUT - CAPITAL PROJECTS	4,705,952.00	4,109,291.00	4,119,981.00	5,838,560.00	2,492,424.00	18,306,688.00
TRANSFERS OUT - OTHER	832,321.00	844,229.00	881,487.00	838,530.00	1,172,200.00	1,440,000.00
<i>TOTAL TRANSFERS OUT</i>	5,538,273.00	4,953,520.00	5,001,468.00	6,677,090.00	3,664,624.00	19,746,688.00
TOTAL EXPENDITURES	6,109,687.00	5,784,217.00	5,984,773.00	8,017,405.00	6,192,918.00	21,132,988.00
Revenues Less Expenditures	1,121,418.00	1,773,462.00	(58,204.00)	2,040,769.00	340,518.00	(5,941,850.00)
Total Fund Balance	13,314,298.00	15,087,760.00	15,029,556.00	17,070,325.00	17,410,843.00	11,468,993.00

Proposed Budget Capital Projects Funds Revenues and Expenditures

REVENUES	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Actuals	2024-25 Estimated Actuals	2025-26 Budget (Proposed)
CHARGES FOR SERVICES	1,666,282.00	2,108,046.00	2,717,169.00	1,515,249.00	4,564,200.00	6,265,414.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	41,200.00	(44,459.00)	139,754.00	467,138.00	393,200.00	372,198.00
INTERGOVERNMENTAL	-	-	-	2,403,881.00	-	6,655,280.00
MISCELLANEOUS	11,059.00	29,138.00	-	-	457,795.00	-
<i>TOTAL OPERATING REVENUES</i>	1,718,541.00	2,092,725.00	2,856,923.00	4,386,268.00	5,415,195.00	13,292,892.00
TRANSFERS IN - GASOLINE TAX	-	-	-	-	-	-
TRANSFERS IN - CAPITAL PROJECTS	6,419,788.00	4,537,661.00	5,692,033.00	5,872,789.00	5,532,305.00	37,904,521.00
TRANSFERS IN - OTHER	-	-	-	-	-	2,579,869.00
<i>TOTAL TRANSFERS IN</i>	6,419,788.00	4,537,661.00	5,692,033.00	5,872,789.00	5,532,305.00	40,484,390.00
<i>TOTAL REVENUES</i>	8,138,329.00	6,630,386.00	8,548,956.00	10,259,057.00	10,947,500.00	53,777,282.00
EXPENDITURES						
SUPPLIES AND SERVICES	132,000.00	389,287.00	1,969,439.00	1,886,144.00	2,025,700.00	216,700.00
DEBT SERVICE	284,024.00	2,072,431.00	-	-	-	-
CAPITAL OUTLAY	6,181,988.00	4,681,249.00	3,737,939.00	4,112,358.00	3,953,000.00	41,985,650.00
<i>TOTAL NON-PERSONNEL</i>	6,598,012.00	7,142,967.00	5,707,378.00	5,998,502.00	5,978,700.00	42,202,350.00
TRANSFERS OUT - CAPITAL PROJECTS	487,409.00	25,510.00	481,716.00	2,351,953.00	2,455,908.00	13,730,287.00
TRANSFERS OUT - OTHER	237,800.00	-	-	1,936,365.00	-	-
<i>TOTAL TRANSFERS OUT</i>	725,209.00	25,510.00	481,716.00	4,288,318.00	2,455,908.00	13,730,287.00
<i>TOTAL EXPENDITURES</i>	7,323,221.00	7,168,477.00	6,189,094.00	10,286,820.00	8,434,608.00	55,932,637.00
Revenues Less Expenditures	815,108.00	(538,091.00)	2,359,862.00	(27,763.00)	2,512,892.00	(2,155,355.00)
Total Fund Balance	8,378,794.00	7,840,703.00	10,200,565.00	10,172,802.00	12,685,694.00	10,530,339.00

Proposed Budget Debt Service Funds Revenues and Expenditures

REVENUES	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Actuals	2024-25 Estimated Actuals	2025-26 Budget (Proposed)
INVESTMENT EARNINGS (INTEREST AND RENTS)	(172.00)	-	-	-	-	-
MISCELLANEOUS	5,100,924.00	-	-	-	-	-
<i>TOTAL OPERATING REVENUES</i>	5,100,752.00	-	-	-	-	-
TRANSFERS IN - INTERFUND FOR SUPPORT SERVICES	338,694.00	-	-	-	-	-
TRANSFERS IN - OTHER	-	288,815.00	133,736.00	505,588.00	507,098.00	507,150.00
<i>TOTAL TRANSFERS IN</i>	338,694.00	288,815.00	133,736.00	505,588.00	507,098.00	507,150.00
<i>TOTAL REVENUES</i>	5,439,446.00	288,815.00	133,736.00	505,588.00	507,098.00	507,150.00
EXPENDITURES						
DEBT SERVICE	4,910,490.00	135,381.00	133,735.00	505,588.00	507,098.00	507,150.00
TRANSFERS OUT - OTHER	463,231.00	64,597.00	153,435.00	-	-	-
<i>TOTAL EXPENDITURES</i>	5,373,721.00	199,978.00	287,170.00	505,588.00	507,098.00	507,150.00
Revenues Less Expenditures	65,725.00	88,837.00	(153,434.00)	-	-	-
Total Fund Balance	64,597.00	153,434.00	-	-	-	-

Proposed Budget Water Enterprises Funds Revenues and Expenditures

REVENUES	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Actuals	2024-25 Estimated Actual	2025-26 Budget (Proposed)
FINES, FORFEITURES, AND PENALTIES	-	93,977.00	128,486.00	101,201.00	160,000.00	140,000.00
INTERGOVERNMENTAL	3,636.00	-	-	12,577.00	-	-
CHARGES FOR SERVICES	9,404,079.00	9,664,894.00	8,877,138.00	13,098,247.00	10,530,000.00	14,215,763.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	1,272,103.00	(314,687.00)	302,496.00	1,014,345.00	844,238.00	864,029.00
MISCELLANEOUS	604,979.00	240,304.00	319,827.00	354,417.00	393,000.00	430,000.00
<i>TOTAL OPERATING REVENUES</i>	11,284,797.00	9,684,488.00	9,627,947.00	14,580,787.00	11,927,238.00	15,649,792.00
TRANSFERS IN - CAPITAL PROJECTS	5,686,595.00	-	-	-	-	-
INTRA-FUND TRANSFERS IN	587,591.00	89,641.00	85,674.00	89,171.00	92,813.00	3,002,974.00
<i>TOTAL TRANSFERS IN</i>	6,274,186.00	89,641.00	85,674.00	89,171.00	92,813.00	3,002,974.00
TOTAL REVENUES	17,558,983.00	9,774,129.00	9,713,621.00	14,669,958.00	12,020,051.00	18,652,766.00
EXPENSES						
SALARIES	922,624.00	995,678.00	1,154,909.00	1,101,146.00	1,383,911.00	1,581,159.00
BENEFITS	446,617.00	357,309.00	427,095.00	372,195.00	510,114.00	522,830.00
RETIREMENT (CaIPERS)	160,516.00	159,730.00	184,244.00	148,760.00	185,223.00	219,746.00
RETIREE MEDICAL (OPEB)	146,654.00	80,835.00	(173,286.00)	473,906.00	84,309.00	122,130.00
<i>TOTAL PERSONNEL</i>	1,676,411.00	1,593,552.00	1,592,962.00	2,096,007.00	2,163,557.00	2,445,865.00
SUPPLIES AND SERVICES	3,094,249.00	4,566,223.00	5,611,516.00	3,566,100.00	5,890,123.00	5,606,100.00
INTERNAL SERVICE FEES	178,300.00	363,150.00	463,970.00	830,686.00	1,097,992.00	894,607.00
DEBT SERVICE	275,989.00	438,906.00	192,349.00	212,277.00	217,209.00	196,662.00
UTILITES	175,716.00	73,194.00	75,433.00	88,814.00	100,700.00	86,740.00
CAPITAL OUTLAY	586,549.00	30,000.00	140,666.00	2,170,261.00	1,252,444.52	3,290,074.00
MISCELLANEOUS	805,496.00	1,279,768.00	851,093.00	(228,669.00)	(149,378.00)	(152,732.00)
<i>TOTAL NON-PERSONNEL</i>	5,116,299.00	6,751,241.00	7,335,027.00	6,639,469.00	8,409,090.52	9,921,451.00
TRANSFERS OUT - CAPITAL PROJECTS	536,601.00	716,989.00	415,250.00	64,569.00	1,387,018.00	5,695,981.00
TRANSFERS OUT - OTHER	4,504,054.00	823,607.00	1,032,672.00	1,311,877.00	1,927,030.00	1,613,974.00
INTRA-FUND TRANSFERS OUT	587,590.00	89,641.00	85,674.00	89,171.00	1,017,813.00	3,002,974.00
<i>TOTAL TRANSFERS OUT</i>	5,628,245.00	1,630,237.00	1,533,596.00	1,465,617.00	4,331,861.00	10,312,929.00
TOTAL EXPENSES	12,420,955.00	9,975,030.00	10,461,585.00	10,201,093.00	14,904,508.52	22,680,245.00
Revenues Less Expenses	5,138,028.00	(200,901.00)	(747,964.00)	4,468,865.00	(2,884,457.52)	(4,027,479.00)
Total Net Position	40,187,126.00	39,986,225.00	39,238,261.00	43,707,126.00	40,822,668.48	36,795,189.48

Proposed Budget Wastewater Enterprises Funds Revenues and Expenditures

REVENUES	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Actuals	2024-25 Estimated Actuals	2025-26 Budget (Proposed)
FINES, FORFEITURES, AND PENALTIES	-	64,931.00	81,785.00	58,583.00	90,000.00	100,000.00
INTERGOVERNMENTAL	-	36,189.00	-	-	-	-
CHARGES FOR SERVICES	5,070,156.00	5,398,272.00	5,176,056.00	10,164,355.00	5,068,500.00	8,964,173.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	192,391.00	56,053.00	336,057.00	539,368.00	362,749.00	295,344.00
MISCELLANEOUS	52,451.00	17,936.00	89,761.00	28,293.00	35,100.00	15,000.00
<i>TOTAL OPERATING REVENUES</i>	5,314,998.00	5,573,381.00	5,683,659.00	10,790,599.00	5,556,349.00	9,374,517.00
TRANSFERS IN - INTERFUND FOR SUPPORT SERVICES	-	-	-	-	-	-
TRANSFERS IN - CAPITAL PROJECTS	57,125.00	64,597.00	180,888.00	26,043.00	-	50,000.00
TRANSFERS IN - OTHER	-	-	-	-	-	-
INTRA-FUND TRANSFERS IN	3,140,382.00	1,273,515.00	369,225.00	421,910.00	401,923.00	3,130,509.00
<i>TOTAL TRANSFERS IN</i>	3,197,507.00	1,338,112.00	550,113.00	447,953.00	401,923.00	3,180,509.00
TOTAL REVENUES	8,512,505.00	6,911,493.00	6,233,772.00	11,238,552.00	5,958,272.00	12,555,026.00
EXPENSES						
SALARIES	1,037,860.00	1,076,335.00	1,116,550.00	1,227,797.00	1,447,014.00	1,520,741.00
BENEFITS	376,555.00	120,978.00	307,291.00	474,784.00	454,951.00	430,797.00
RETIREMENT (CalPERS)	179,676.00	196,820.00	274,529.00	198,585.00	246,603.00	289,239.00
RETIREE MEDICAL (OPEB)	74,459.00	105,082.00	205,807.00	190,951.00	88,166.00	128,962.00
<i>TOTAL PERSONNEL</i>	1,668,550.00	1,499,215.00	1,904,177.00	2,092,117.00	2,236,734.00	2,369,739.00
SUPPLIES AND SERVICES	689,418.00	614,884.00	612,788.00	902,915.00	1,367,993.00	1,045,280.00
INTERNAL SERVICE FEES	249,100.00	321,050.00	501,825.00	763,841.00	867,867.00	618,140.00
DEBT SERVICE	2,258,905.00	1,239,548.00	960,102.00	266,834.00	277,186.00	251,434.00
UTILITES	475,771.00	360,531.00	335,012.00	326,842.00	417,500.00	417,500.00
CAPITAL OUTLAY	4,822,678.00	1,617,717.00	834,215.00	310,372.00	1,018,277.00	3,698,515.00
MISCELLANEOUS	(4,210,761.00)	(662,144.00)	413,670.00	1,425,796.00	(177,478.00)	(180,996.00)
<i>TOTAL NON-PERSONNEL</i>	4,285,111.00	3,491,586.00	3,657,612.00	3,996,600.00	3,771,345.00	5,849,873.00
TRANSFERS OUT - CAPITAL PROJECTS	7,637.00	20,449.00	149,364.00	66,990.00	173,407.00	1,606,000.00
TRANSFERS OUT - OTHER	1,739,155.00	765,906.00	1,002,721.00	1,101,410.00	1,514,455.00	1,598,165.00
INTRA-FUND TRANSFERS OUT	3,140,382.00	1,273,515.00	369,225.00	421,910.00	1,344,800.00	3,130,509.00
<i>TOTAL TRANSFERS OUT</i>	4,887,174.00	2,059,870.00	1,521,310.00	1,590,310.00	3,032,662.00	6,334,674.00
TOTAL EXPENSES	10,840,835.00	7,050,671.00	7,083,099.00	7,679,027.00	9,040,741.00	14,554,286.00
Revenues Less Expenses	(2,328,330.00)	(139,178.00)	(849,327.00)	3,559,525.00	(3,082,469.00)	(1,999,260.00)
Total Net Position	31,631,167.00	31,491,989.00	30,642,662.00	34,202,187.00	31,119,718.00	29,120,458.00

Proposed Budget Recycled Water Enterprises Funds Revenues and Expenditures

REVENUES	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Actuals	2024-25 Estimated Actuals	2025-26 Budget (Proposed)
CARGES FOR SERVICES	113,591.00	478,916.00	226,361.00	1,586,059.00	450,000.00	450,000.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	263.00	4,101.00	12,392.00	5,254.00	-	27.00
MISCELLANEOUS	55,358.00	-	-	-	-	-
<i>TOTAL OPERATING REVENUES</i>	169,212.00	483,017.00	238,753.00	1,591,313.00	450,000.00	450,027.00
TRANSFERS IN - CAPITAL PROJECTS	4,700,294.00	368.00	15,191.00	2,617,322.00	-	75,000.00
INTRA-FUND TRANSFERS IN	-	-	886,987.00	(55,623.00)	-	120,000.00
<i>TOTAL TRANSFERS IN</i>	4,700,294.00	368.00	902,178.00	2,561,699.00	-	195,000.00
TOTAL REVENUES	4,869,506.00	483,385.00	1,140,931.00	4,153,012.00	450,000.00	645,027.00
EXPENSES						
SALARIES	-	-	217.00	298,746.00	226,196.00	262,274.00
BENEFITS	-	-	6,114.00	265,702.00	95,901.00	101,179.00
RETIREMENT (CalPERS)	-	-	1,246.00	33,224.00	33,102.00	44,221.00
RETIREE MEDICAL (OPEB)	-	-	6,726.00	11,673.00	2,250.00	22,206.00
<i>TOTAL PERSONNEL</i>	-	-	14,303.00	609,345.00	357,449.00	429,880.00
SUPPLIES AND SERVICES	139.00	49,871.00	188,152.00	93,704.00	261,912.00	143,500.00
INTERNAL SERVICE FEES	-	-	27,358.00	63,571.00	59,810.00	48,707.00
DEBT SERVICE	717.00	21,246.00	130,911.00	211,757.00	68,764.00	66,351.00
CAPITAL OUTLAY	53,500.00	368.00	902,127.00	2,561,699.00	77,755.00	195,000.00
MISCELLANEOUS	(35,053.00)	222,773.00	(707,230.00)	(2,273,120.00)	-	-
<i>TOTAL NON-PERSONNEL</i>	19,303.00	294,258.00	541,318.00	657,611.00	468,241.00	453,558.00
TRANSFERS OUT - CAPITAL PROJECTS	5,519,721.00	-	278,482.00	-	-	-
TRANSFERS OUT - OTHER	202,916.00	-	52,980.00	193,310.00	304,358.00	466,730.00
INTRA-FUND TRANSFERS OUT	-	-	886,987.00	(55,624.00)	-	120,000.00
<i>TOTAL TRANSFERS OUT</i>	5,722,637.00	-	1,218,449.00	137,686.00	304,358.00	586,730.00
TOTAL EXPENSES	5,741,940.00	294,258.00	1,774,070.00	1,404,642.00	1,130,048.00	1,470,168.00
Revenues Less Expenses	(872,434.00)	189,127.00	(633,139.00)	2,748,370.00	(680,048.00)	(825,141.00)
Total Net Position	(872,434.00)	(683,307.00)	(1,316,446.00)	1,431,924.00	751,876.00	(73,265.00)

Proposed Budget Internal Service Funds Revenues and Expenditures

REVENUES	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Actuals	2024-25 Estimated Actual	2025-26 Budget (Proposed)
CHARGES FOR SERVICES	1,870,600.00	2,282,600.00	2,437,842.00	3,762,106.00	4,311,007.00	3,831,003.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	1,483.00	2,339.00	21,580.00	40,148.00	46,900.00	203,475.00
MISCELLANEOUS	-	84,281.00	13,918.00	60,439.00	55,000.00	35,000.00
<i>TOTAL OPERATING REVENUES</i>	1,872,083.00	2,369,220.00	2,473,340.00	3,862,693.00	4,412,907.00	4,069,478.00
TRANSFERS IN - CAPITAL PROJECTS	67,500.00	-	-	-	-	-
TRANSFERS IN - OTHER	-	-	-	5,037,287.00	250,000.00	-
TOTAL REVENUES	1,939,583.00	2,369,220.00	2,473,340.00	8,899,980.00	4,662,907.00	4,069,478.00
EXPENSES						
SALARIES	173,333.00	187,366.00	160,475.00	319,330.15	345,835.00	378,105.00
BENEFITS	93,998.00	47,265.00	31,964.00	180,929.60	109,825.00	97,377.00
RETIREMENT (CalPERS)	34,050.00	40,069.00	40,958.00	49,403.40	70,506.00	80,632.00
RETIREE MEDICAL (OPEB)	21,284.00	26,915.00	14,509.00	62,348.79	17,889.00	24,768.00
<i>TOTAL PERSONNEL</i>	322,665.00	301,615.00	247,906.00	612,011.94	544,055.00	580,882.00
SUPPLIES AND SERVICES	1,102,707.00	1,394,598.00	1,554,704.00	1,989,996.00	2,878,227.00	2,564,897.00
DEBT SERVICE	117,072.00	45,807.00	373,253.00	749,738.00	509,000.00	569,000.00
UTILITES	62,939.00	68,377.00	138,978.00	188,116.00	211,600.00	192,600.00
CAPITAL OUTLAY	474,382.00	23,743.00	274,366.00	227,745.00	98,200.00	74,000.00
MISCELLANEOUS	(319,504.00)	157,833.00	37,065.00	12,287.00	-	-
TRANSFERS OUT - CAPITAL PROJECTS	-	-	-	240,461.00	12,967.00	1,270,434.00
<i>TOTAL NON-PERSONNEL</i>	1,437,596.00	1,690,358.00	2,378,366.00	3,408,343.00	3,709,994.00	4,670,931.00
TOTAL EXPENSES	1,760,261.00	1,991,973.00	2,626,272.00	4,020,354.94	4,254,049.00	5,251,813.00
Revenues Less Expenses	179,322.00	377,247.00	(152,932.00)	4,879,625.06	408,858.00	(1,182,335.00)
Total Net Position	955,607.00	1,332,854.00	1,179,922.00	6,059,547.06	6,468,405.06	5,286,070.06

FY 2025/26 Recommended Budget Fund Balance Projections

Fund Number and Description	June 30, 2024 Fund Balance	FY 2024-25 Estimated Revenues	FY 2024-25 Estimated Expenses	FY 2024-25 Estimated Fund Balance	FY 2025-26 Proposed Revenues	FY 2025-26 Proposed Expenses	FY 2025-26 Budgeted Fund Balance
100 GENERAL FUND	10,794,912.79	31,155,888.00	31,564,331.93	10,386,468.86	31,402,301.00	31,569,408.00	10,219,361.86
105 DEVELOPER PROJECTS	767,078.21	1,464,575.00	1,263,500.00	968,153.21	1,270,607.00	1,103,500.00	1,135,260.21
210 STORM DRAIN/MEASURE A	5,588,988.65	224,500.00	1,254,157.62	4,559,331.03	198,673.00	3,319,869.00	1,438,135.03
211 MEASURE T	5,894,484.20	1,967,100.00	821,773.00	7,039,811.20	1,796,709.00	3,286,027.00	5,550,493.20
212 GAS TAX/ROAD MAINTENANCE	636,419.62	646,819.00	453,200.00	830,038.62	617,348.00	1,440,950.00	6,436.62
213 GAS TAX RMRA	766,006.78	571,562.00	582,004.00	755,564.78	589,049.00	205,535.00	1,139,078.78
215 CALHOME PROGRAM	12,859.76	12,341.00	-	25,200.76	42,184.00	11,800.00	55,584.76
216 CDBG - REHAB LOAN PROGRAM	85,680.54	10,000.00	-	95,680.54	5,171.00	-	100,851.54
217 HOME PROGRAM	(243,089.45)	243,400.00	238,900.00	(238,589.45)	405,000.00	330,000.00	(163,589.45)
218 STATE SUPP LAW ENF (COPS)	4,649.78	198,100.00	198,100.00	4,649.78	200,136.00	200,000.00	4,785.78
220 BEGIN PROGRAM	144,024.30	4,900.00	-	148,924.30	34,254.00	30,000.00	153,178.30
226 TFCA GRANT	(169,485.00)	184,609.00	15,124.00	-	165,831.00	165,831.00	-
230 STATE GRANTS	(231,085.89)	585,203.00	231,645.00	122,472.11	399,349.00	399,349.00	122,472.11
240 FEDERAL GRANTS	(99,486.16)	788,529.00	747,156.00	(58,113.16)	9,659,853.00	9,567,657.00	34,082.84
252 NEWELL OPEN SPACE PRESERVE	251,965.58	21,550.00	144,000.00	129,515.58	17,383.00	14,500.00	132,398.58
254 LAVIGNE OPEN SPACE MAINTEN	181,679.75	6,200.00	11,400.00	176,479.75	5,447.00	-	181,926.75
261 LLAD Zone 1, LaVigne	460,252.56	227,200.00	367,900.00	319,552.56	316,334.00	349,700.00	286,186.56
262 LLAD Zone 2, Vintage Ranch	997,333.68	368,998.00	363,178.00	1,003,153.68	376,910.00	1,052,048.00	328,015.68
263 LLAD Zone 3, Napa Junction	1,646,179.37	237,375.00	115,600.00	1,767,954.37	231,448.00	281,000.00	1,718,402.37
275 GP UPDATE FEE FUND	(34,968.61)	25,400.00	126,500.00	(136,068.61)	32,640.00	-	(103,428.61)
280 CANNABIS FUND	(14,631.87)	-	-	(14,631.87)	1,150.00	1,000.00	(14,481.87)
281 COMM FACILITIES DIST FUND	231,741.27	71,750.00	24,200.00	279,291.27	65,921.00	35,600.00	309,612.27
282 LEGAL SETTLEMENT	929,865.96	31,900.00	470,581.63	491,184.33	27,134.00	434,122.00	84,196.33
283 NATIONAL OPIOID SETTLEMENT	31,276.66	106,000.00	27,500.00	109,776.66	3,214.00	8,000.00	104,990.66
310 PARKS IMPACT FEE FUND	1,485,101.58	1,630,400.00	1,322,952.00	1,792,549.58	2,291,071.00	1,640,781.00	2,442,839.58
320 TRAFFIC IMPACT FEE FUND	4,857,405.90	351,300.00	111,356.00	5,097,349.90	2,596,748.00	5,054,885.00	2,639,212.90
330 CIVIC IMPACT FEE FUND	1,739,475.32	515,000.00	572,300.00	1,682,175.32	46,602.00	304,341.00	1,424,436.32
340 AFFORDABLE HOUSING	663,338.75	1,155,600.00	-	1,818,938.75	1,539,777.00	216,700.00	3,142,015.75
350 CAPITAL PROJECTS	1,204,871.32	6,044,600.00	5,784,200.00	1,465,271.32	40,530,247.00	41,985,650.00	9,868.32
360 AMCAN RD E ASSMT DIST	345,130.35	12,000.00	-	357,130.35	1,022.00	-	358,152.35
370 ZERO WATER FOOTPRINT	(128,794.89)	171,700.00	-	42,905.11	104,698.00	75,000.00	72,603.11
380 UTILITY UNDERGROUND FUND	320,855.89	85,700.00	-	406,555.89	11,837.00	-	418,392.89
381 COMM FACILITIES DIST CIP FUND	(247,098.73)	981,200.00	643,800.00	90,301.27	6,655,280.00	6,655,280.00	90,301.27
420 CABERNET VILLAGE LSE DS	-	468,639.00	468,639.00	-	468,638.00	468,638.00	-
440 ENGIE EQUIP/LEASE DEBT SVC	(17,750.23)	56,209.23	38,459.00	-	38,512.00	38,512.00	-

FY 2025/26 Recommended Budget Fund Balance Projections

Fund Number and Description	June 30, 2024 Fund Balance	FY 2024-25 Estimated Revenues	FY 2024-25 Estimated Expenses	FY 2024-25 Estimated Fund Balance	FY 2025-26 Proposed Revenues	FY 2025-26 Proposed Expenses	FY 2025-26 Budgeted Fund Balance
510 WATER OPERATIONS	36,597,902.38	10,636,438.00	14,322,885.58	32,911,454.80	11,016,313.00	17,655,541.00	26,272,226.80
515 WTR DEBT SERVICE FUND	(1,107,845.29)	92,813.00	19,229.00	(1,034,261.29)	17,900.00	17,900.00	(1,034,261.29)
520 WATER CAPACITY FEE FUND	6,859,351.59	1,290,800.00	562,394.00	7,587,757.59	4,633,479.00	2,021,730.00	10,199,506.59
530 WATER CIP	1,377,714.99	-	-	1,377,714.99	2,985,074.00	2,985,074.00	1,377,714.99
540 WASTEWATER OPERATIONS	29,857,524.95	5,368,400.00	8,586,017.08	26,639,907.87	6,796,586.00	9,034,262.00	24,402,231.87
545 WW DEBT SERVICE FUND	(2,832,216.37)	223,857.00	46,379.00	(2,654,738.37)	43,173.00	43,173.00	(2,654,738.37)
550 WASTEWATER CAPACITY FEE	7,125,167.29	167,549.00	202,179.00	7,090,537.29	2,564,401.00	1,993,059.00	7,661,879.29
560 WW CIP	(465,212.92)	103,066.00	103,066.00	(465,212.92)	3,062,336.00	3,062,336.00	(465,212.92)
570 WW CAPITAL RESERVE	516,922.72	95,400.00	103,100.00	509,222.72	88,530.00	421,456.00	176,296.72
580 RECYCLED WATER FUND	1,430,930.99	450,000.00	1,130,048.37	750,882.62	450,000.00	1,275,168.00	(74,285.38)
590 RECYCLED WATER CIP	990.96	-	-	990.96	195,027.00	195,000.00	1,017.96
651 ISF - BLDG MAINTENANCE	474,697.75	1,217,200.00	1,035,307.00	656,590.75	1,005,620.00	1,275,319.00	386,891.75
652 ISF - FLEET	603,966.07	1,214,998.00	1,256,700.00	562,264.07	1,418,057.00	1,331,943.00	648,378.07
653 ISF - INFO TECHNOLOGY	296,281.96	1,572,999.00	1,379,044.62	490,236.34	1,134,269.00	1,343,265.53	281,239.81
654 ISF - LEGAL SERVICES	(28,843.14)	403,210.00	570,031.18	(195,664.32)	370,002.00	170,000.00	4,337.68
655 ISF - PARKS RENO & REPL	2,563,938.18	250,000.00	7,513.00	2,806,425.18	75,576.00	1,073,730.00	1,808,271.18
656 ISF - STREETS RENO & REPL	1,500,000.00	2,000.00	-	1,502,000.00	44,312.00	-	1,546,312.00
657 ISF - CIVIC FACILITIES RENO & REPL	432,600.00	1,000.00	-	433,600.00	12,780.00	15,000.00	431,380.00
658 ISF - PUBLIC SAFETY BUILDING RENO & REPL	200,000.00	1,000.00	5,454.00	195,546.00	5,908.00	42,555.00	158,899.00
659 ISF - PENSION STABILIZATION	100,000.00	500.00	-	100,500.00	2,954.00	-	103,454.00
Total	\$ 131,417,185	\$ 73,717,477	\$ 77,291,805	\$ 127,842,857	\$ 138,070,775	\$ 154,202,195	\$ 111,711,437

General Fund 5-Year Forecast

	<u>2025-26 Budget</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>	<u>2029-30</u>	<u>2030-31</u>
REVENUES						
PROPERTY TAX	12,943,500	13,447,855	14,219,974	15,157,161	15,740,793	16,202,420
IN-LIEU OF VLF	2,395,000	2,538,700	2,691,022	2,825,573	2,910,340	2,968,547
TOTAL PROPERTY TAX	15,338,500	15,986,555	16,910,996	17,982,734	18,651,133	19,170,967
SALES TAX	3,400,000	3,468,000	3,710,760	3,933,406	4,033,406	4,133,406
TRANSIENT OCCUPANCY TAX	1,929,000	1,986,870	2,286,870	2,936,870	3,024,976	3,085,476
OTHER TAXES	588,000	599,000	616,436	795,131	816,894	840,968
FRANCHISE FEES	1,207,000	1,259,220	1,314,313	1,367,529	1,401,055	1,435,587
LICENSES AND PERMITS	823,400	898,400	1,015,185	917,175	786,266	786,900
FINES, FORFEITURES, AND PENALTIES	97,400	102,560	104,383	106,242	108,288	110,222
INTERGOVERNMENTAL	86,000	87,840	89,740	90,468	92,444	94,484
CHARGES FOR SERVICES	2,645,668	2,730,429	2,508,498	2,147,888	2,019,978	2,065,054
INVESTMENT EARNINGS (INTEREST AND RENTS)	891,955	846,546	783,691	751,915	771,632	788,027
MISCELLANEOUS	540,761	551,577	440,564	449,375	458,361	467,527
TRANSFERS IN - INTERFUND FOR SUPPORT SERVICES	3,695,596	3,806,465	3,920,659	4,038,279	4,159,427	4,284,209
TRANSFERS IN - GASOLINE TAX	500,000	500,000	500,000	500,000	500,000	500,000
TRANSFERS IN - OTHER	1,000,000	967,900	996,637	218,545	225,101	231,854
TOTAL REVENUES	32,743,280	33,791,362	35,198,732	36,235,557	37,048,961	37,994,681
EXPENSES						
SALARIES	7,242,728	7,460,010	7,561,042	7,787,877	8,021,515	8,181,949
BENEFITS	1,928,142	1,985,987	2,045,568	2,106,934	2,170,141	2,235,246
RETIREMENT (CalPERS)	1,168,039	1,203,079	1,239,171	1,276,347	1,314,637	1,354,075
RETIREE MEDICAL (OPEB)	538,908	558,247	578,553	594,389	610,669	627,407
SUPPLIES AND SERVICES	8,903,300	8,805,420	9,023,214	9,090,349	9,139,824	9,282,376
INTERNAL SERVICE FEES	2,239,549	2,306,739	2,375,942	2,447,218	2,520,636	2,596,262
SHERIFF CONTRACT	9,759,801	10,298,010	10,709,930	11,138,327	11,583,860	11,931,376
UTILITES	570,400	587,512	605,137	623,291	641,989	661,249
CAPITAL OUTLAY	66,500	-	-	-	-	-
MISCELLANEOUS	-212,637	-221,143	-227,778	-236,889	-246,365	-256,219
TRANSFERS OUT - OTHER	31,400	31,400	31,400	31,400	31,400	31,400
TRANSFER OUT - DEBT SERVICE	507,150	507,150	507,150	507,150	507,150	507,150
TOTAL EXPENSES	32,743,280	33,522,411	34,449,329	35,366,393	36,295,456	37,152,271
REVENUES LESS EXPENSES	0	268,951	749,403	869,164	753,505	842,410
Fund Balance	11,578,208	11,847,159	12,596,562	13,465,726	14,219,231	15,061,641

City of American Canyon - Key Performance Indicators

Public Safety – Ensure American Canyon remains a safe community

	2021-2022	2022-23	2023-24
Clearance Rate-Violent Crime vs. State (41%)	88.53%	76.00%	54.70%
Clearance Rate-Property Crime vs. State (7.2%)	50.50%	43.00%	30.10%
Percent in Property Crime Recovery	26%	25%	26%
Officers per Capita	n/a	n/a	1.1 per 1,000
Number of Code Enforcement cases opened	166	239	206
Number of Code Enforcement cases closed with voluntary compliance	155	160	158
Number of Code Enforcement cases closed with enforcement required	6	14	14

Economic Development and Vitality – Attract and expand diverse business and employment opportunities

	2021-2022	2022-23	2023-24
Number of business development inquiries	42	40	27
Number of permits issued	521	888	734
Total permit valuation issued	\$39 million	\$52 million	\$46 million
Total permit valuation of building permits finalized	\$61 million	\$91 million	\$95 million
Number of dwelling units finalized	161	54	133
Average number of days for first project/plan review	19	22	21

City of American Canyon - Key Performance Indicators

Outdoors and Recreation – Expand opportunities for use of outdoor recreation and an active and healthy lifestyle

	2021-2022	2022-23	2023-24
Event participation – participants at 4 th of July and Magic of the Season	6,200	7,200	12,100
Number of enrollees in Senior, Children, Kids/Youth, Adult Recreation programs	3,802	9,001	14,658
Number of co-sponsored community events per year	1	35	49
Number of City hosted events only	-	-	10
Number of picnic reservations	317	268	310
Number of Recreation Scholarships awarded	40	40	54
Park Maintenance Costs per year	\$1.1 million	\$1.1 million	\$1.4 million
Parks CIP Costs/Investments	\$63 thousand	\$316 thousand	\$2.2 million
Trail system miles & miles maintained	16	16	16

Transportation – Improve the transportation network within the City to alleviate congestion and enhance the quality of life the community

	2021-2022	2022-23	2023-24
Pavement Condition Index	60	59	56

Infrastructure – Develop and maintain infrastructure resources to support sustainable growth

	2021-2022	2022-23	2023-24
Household water use (cubic feet)	48,548,300	56,732,900	48,306,000
City properties water use (potable)	2,186,000	1,884,300	2,141,700
Business recycled water use	10,955,700	17,767,987	5,376,800
City recycled water use	746,200	5,435,527	5,476,000
Consumer Confidence Report Data (Water Quality Report)	Located on Website	Located on Website	Located on Website
Non-revenue water – WTP	419 AF (acre-feet)	214 AF (acre-feet)	202 AF (acre-feet)

City of American Canyon - Key Performance Indicators

City of American Canyon - Key Performance Indicators

Quality services and Organizational Effectiveness-Deliver exemplary government services

	2021-2022	2022-23	2023-24
Number of help desk tickets	1,424	1,284	1,237
Number of Public Records Act responsive documents provided within 10 days	57	29	53
Number of Public Records Act responsive documents provided after 10 days	10	13	12
Number of contracts processed	203	217	290
Number of public hearing notices issued	52	53	59
Number of Full-Time Employees per capita - HR	3.7 per 1,000	3.8 per 1,000	3.7 per 1,000
Rate of new full-time employees completing probationary period - HR	100%	82%	100%
Number of total sick leave hours used / absence rate - HR	3,850 / 2.3%	4,676 / 2.7%	2,643.74/1.6%



TITLE

Five-Year Capital Improvement Program (Fiscal Years 2025/26 - 2029/30)

RECOMMENDATION

Adopt a Resolution adopting the Five-Year Capital Improvement Program for Fiscal Years 2025/26 - 2029/30.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director
Jemelyn Cruz, Finance Director

BACKGROUND & ANALYSIS

The proposed Capital Improvement Program (CIP) is a five-year planning tool that identifies anticipated capital improvements and their funding sources. The CIP does not appropriate funds, but rather functions as a forecasting tool which supports appropriations made through the annual budget adoption process.

The attachments to this report summarize a five-year funding strategy for capital improvements. The expenditures forecast for the first year of the CIP are consistent with the proposed Fiscal Year 2025/26 Capital Budget. The subsequent forecasts are subject to change due to more detailed engineering analysis becoming available, City Council direction on project priorities, updates to revenues including grant opportunities, and changes in project costs. The Five-Year CIP will be updated annually.

CIP programs and projects are dedicated to maintaining and improving City infrastructure in several divisions: Civic, Parks, Recycled Water, Transportation, Wastewater, and Water. The following table summarizes the project funding by fund for the Five-Year CIP:

Project Category	Proposed Budget FY 2025/26	Projected FY 2026/27	Projected FY 2027/28	Projected FY 2028/29	Projected FY 2029/30	Total of Projects
Civic Facilities	\$1,730,603	\$200,000		\$95,000		\$2,025,603

Parks	\$3,691,928	\$5,124,695	\$685,000	\$3,095,000	\$530,000	\$13,126,623
Transportation	\$36,568,273	\$110,000	\$1,563,750			\$38,242,023
American Canyon Road East					\$335,730	\$335,730
Water	\$2,985,074		\$550,000			\$3,535,074
Wastewater	\$3,062,336	\$600,000				\$3,662,336
Recycled Water	\$195,000					\$195,000
TOTAL	\$48,233,214	\$6,034,695	\$2,798,750	\$3,190,000	\$865,730	\$61,122,389

Government Code Sections 65401 and 65402 requires the CIP be consistent with (Section 65401) and be in conformance with the General Plan. On April 24, 2025, the Planning Commission found the Fiscal Year 2025/26 CIP consistent with the General Plan.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT

The FY 2025/26 CIP consists of 42 projects totaling approximately \$48.2 million. The fiscal impact of the CIP by fund is identified in the FY 2025/26 Budget approved earlier tonight.

ENVIRONMENTAL REVIEW

Approval of a 5-Year CIP and Capital Fund Budgets do not qualify as "Project(s)" as defined by the California Environmental Quality Act. Therefore, the Recommended Actions are exempt from environmental review. However, each of the projects listed in the 5-Year CIP will be subject to environmental review (when applicable to changes to the physical environment) at the earliest opportunity.

ATTACHMENTS:

1. [Resolution - 5-year CIP FY 2025/26 - 2029/30](#)
2. [5-Year CIP Summaries](#)

RESOLUTION NO. 2025-_____

ADOPTING THE FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2025/26 TO 2029/30

WHEREAS, the City of American Canyon has prepared a Five-Year Capital Improvement Program (CIP) which sets forth a funding strategy for proposed capital projects; and

WHEREAS, the CIP is a planning tool that identifies anticipated capital improvements for fiscal years 2025/26 to 2029/30; and

WHEREAS, the CIP also identifies the funding sources to finance the capital improvements proposed to be undertaken in the next five fiscal years and includes recommended time schedules and cost estimates of the various capital improvement projects; and

WHEREAS, the expenditures shown for the first year of the CIP comprise the Capital Budget starting in fiscal year 2025/2026. Subsequent years are also included in the CIP, although these “future years” are subject to change due to more detailed engineering analysis becoming available, possible changes in project priorities, updates or revisions to anticipated revenues, and/or changes in cost and funding projections; and

WHEREAS, the CIP is anticipated to be updated annually, as a whole, and amendments can be considered by the City Council at any time; and

WHEREAS, City Council of the City of American Canyon has designated the City Planning Commission as the planning agency for the City of American Canyon; and

WHEREAS, State Law requires that designated planning agencies review their agency’s capital improvement plan to ensure compliance with the adopted General Plan; and

WHEREAS, on April 24, 2025 the Planning Commission, during a regularly scheduled meeting, considered the projects and programs for FY 2025/2026 in the City’s Capital Improvement Program and their conformity to the adopted City General Plan.

WHEREAS, project funds have been identified in the proposed operating budget for Fiscal Year 2025/2026.

NOW, THEREFORE, the City Council of the City of American Canyon City Council does resolve as follows:

1. The Five-Year Capital Improvement Program for Fiscal Years 2025/26 to 2029/30 is hereby adopted.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 3rd day of June, 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Pierre Washington, Mayor

ATTEST:

APPROVE AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney

Civic Projects

Civic Project List

	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget	2029 - 30 Budget
(CF23-0100) CITY HALL ROOF REPLACEMENT	\$139,149	\$0	\$0	\$0	\$0
(CF23-0300) CORP YARD RELOCATION AND FAC UPGRADE	\$463,977	\$0	\$0	\$0	\$0
(CF24-0100) EV CHARGING STATION	\$65,831	\$0	\$0	\$0	\$0
(CF24-0200) NAPA RIVER ECOLOGY CENTER SITE IMPROVEMENTS	\$904,091	\$0	\$0	\$0	\$0
(CF25-0100) PD PARKING LOT	\$42,555	\$0	\$0	\$0	\$0
(CF26-0100) EV CHARGING STATIONS	\$100,000	\$200,000	\$0	\$0	\$0
(CF26-0200) CITY MONUMENT SIGN REPLACEMENT	\$15,000	\$0	\$0	\$95,000	\$0
TOTAL	\$1,730,603	\$200,000	\$0	\$95,000	\$0

Civic Projects by Fund Source

	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget	2029 - 30 Budget
GOVERNMENTAL FUNDS (MODIFIED ACCRUAL)					
CAPITAL PROJECT FUND					
(000) UNFUNDED CIP	\$0	\$0	\$0	\$95,000	\$0
(330) CIVIC IMPACT FEE FUND	\$304,341	\$0	\$0	\$0	\$0
(350) CAPITAL PROJECTS	\$159,636	\$0	\$0	\$0	\$0
(657) CIVIC FACILITIES RENOVATION & REPLACEMENT	\$15,000	\$0	\$0	\$0	\$0
(658) PUBLIC SAFETY BUILDING RENOVATION & REPLACEMENT	\$42,555	\$0	\$0	\$0	\$0
CAPITAL PROJECT FUND TOTAL	\$521,532	\$0	\$0	\$95,000	\$0
SPECIAL REVENUE FUND	\$1,069,922	\$200,000	\$0	\$0	\$0
GOVERNMENTAL FUNDS (MODIFIED ACCRUAL) TOTAL	\$1,591,454	\$200,000	\$0	\$95,000	\$0
PROPRIETARY FUNDS (FULL ACCRUAL)					
INTERNAL SERVICE FUND					
(651) ISF - BLDG MAINTENANCE	\$139,149	\$0	\$0	\$0	\$0
INTERNAL SERVICE FUND TOTAL	\$139,149	\$0	\$0	\$0	\$0
PROPRIETARY FUNDS (FULL ACCRUAL) TOTAL	\$139,149	\$0	\$0	\$0	\$0
TOTAL	\$1,730,603	\$200,000	\$0	\$95,000	\$0

Parks Projects

Parks & Recreation Project List

	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget	2029 - 30 Budget
(PR19-0100) WETLANDS EDGE ENVIRONMENTAL ED	\$879,771	\$0	\$0	\$0	\$0
(PR23-0100) MELVIN PARK IMPROVEMENTS	\$100,000	\$600,000	\$0	\$0	\$0
(PR23-0200) MELVIN TENNIS COURT IMPROVEMENTS	\$497,679	\$0	\$0	\$0	\$0
(PR23-0300) AQUATIC FACILITY IMPROVEMENTS	\$0	\$390,000	\$660,000	\$2,300,000	\$0
(PR23-0400) NORTHAMPTON SHADE CANOPY	\$291,963	\$0	\$0	\$0	\$0
(PR23-0500) NORTHAMPTON PARK RESTROOM	\$503,198	\$0	\$0	\$0	\$0
(PR23-0600) COMMUNITY PARK I IMPROVEMENTS	\$0	\$0	\$0	\$600,000	\$0
(PR23-0700) SILVER OAK PARK RESTROOM	\$640,748	\$0	\$0	\$0	\$0
(PR24-0100) LINWOOD PARK IMPROVEMENTS	\$100,000	\$250,000	\$0	\$0	\$0
(PR24-0200) RECREATION CENTER UPGRADES	\$0	\$0	\$0	\$50,000	\$300,000
(PR25-0100) NEWELL OPEN SPACE BATHROOM	\$0	\$0	\$0	\$25,000	\$230,000
(PR25-0300) COMM PARK 1 TRAIL IMPROVEMENTS	\$0	\$0	\$25,000	\$120,000	\$0
(PR25-0400) VETERANS PARK PLAYGROUND R&R	\$513,569	\$310,695	\$0	\$0	\$0
(PR25-0500) COMM PARK I PLAYGROUND R&R	\$15,000	\$500,000	\$0	\$0	\$0
(PR25-0600) MAIN STREET PARK IMPROVEMENTS	\$150,000	\$0	\$0	\$0	\$0
(PR26-0100) WETLANDS RESTORATION AND PUBLIC ACCESS PROJECT	\$0	\$3,074,000	\$0	\$0	\$0
TOTAL	\$3,691,928	\$5,124,695	\$685,000	\$3,095,000	\$530,000

Parks & Recreation Projects by Fund Source

	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget	2029 - 30 Budget
GOVERNMENTAL FUNDS (MODIFIED ACCRUAL)					
CAPITAL PROJECT FUND					
(000) UNFUNDED CIP	\$0	\$740,695	\$25,000	\$2,495,000	\$530,000
(310) PARKS IMPACT FEE FUND	\$1,640,781	\$1,397,000	\$0	\$0	\$0
(350) CAPITAL PROJECTS	\$0	\$1,537,000	\$0	\$0	\$0
(655) PARKS RENOVATION & REPLACEMENT	\$1,073,730	\$250,000	\$660,000	\$600,000	\$0
CAPITAL PROJECT FUND TOTAL	\$2,714,511	\$3,924,695	\$685,000	\$3,095,000	\$530,000
SPECIAL REVENUE FUND					
(230) STATE GRANTS	\$186,669	\$1,200,000	\$0	\$0	\$0
(262) LLAD Zone 2, Vintage Ranch	\$640,748	\$0	\$0	\$0	\$0
(263) LLAD Zone 3, Napa Junction	\$150,000	\$0	\$0	\$0	\$0
SPECIAL REVENUE FUND TOTAL	\$977,417	\$1,200,000	\$0	\$0	\$0
GOVERNMENTAL FUNDS (MODIFIED ACCRUAL) TOTAL	\$3,691,928	\$5,124,695	\$685,000	\$3,095,000	\$530,000
TOTAL	\$3,691,928	\$5,124,695	\$685,000	\$3,095,000	\$530,000

Transportation and Public Works Projects

Transportation and Public Works Project List

	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget	2029 - 30 Budget
(TR16-0700) GREEN ISLAND RD RECON&WIDENING	\$15,079,903	\$0	\$0	\$0	\$0
(TR24-0300) RANCHO DEL MAR PAVING AND UTILITY IMPROVEMENTS	\$7,515,247	\$0	\$0	\$0	\$0
(TR26-0200) RIO DEL MAR EXTENSION	\$5,000,000	\$0	\$0	\$0	\$0
(TR24-0200) MELVIN SIDEWALK	\$2,639,219	\$0	\$0	\$0	\$0
(TR23-0100) KNIGHTSBRIDGE RECONSTRUCTION AND WATER MAIN IMPROVEMENT	\$1,862,188	\$0	\$0	\$0	\$0
(TR27-0100) MELVIN ROAD PAVEMENT REHABILITATION	\$115,000	\$110,000	\$1,563,750	\$0	\$0
(TR16-0704) GREEN ISLAND ROAD CLASS I TRAIL	\$1,300,000	\$0	\$0	\$0	\$0
(TR23-0200) SOUTH KELLY-HWY 29 INTERSECTION	\$1,123,983	\$0	\$0	\$0	\$0
(TR23-0300) EAST AMERICAN CANYON ROAD GUARDRAIL	\$740,230	\$0	\$0	\$0	\$0
(TR25-0100) RANCHO PHASE II	\$600,000	\$0	\$0	\$0	\$0
(TR22-0400) BENTON WAY ENHANCED CROSSWALK	\$300,241	\$0	\$0	\$0	\$0
(TR26-0100) CITYWIDE PAVEMENT REJUVENATION PROJECT	\$250,000	\$0	\$0	\$0	\$0
(TR16-0703) GREEN ISLAND ROAD RULE 20A/B UTILITY UNDERGROUND	\$42,262	\$0	\$0	\$0	\$0
TOTAL	\$36,568,273	\$110,000	\$1,563,750	\$0	\$0

Transportation and Public Works Projects by Fund Source

	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget	2029 - 30 Budget
GOVERNMENTAL FUNDS (MODIFIED ACCRUAL)					
SPECIAL REVENUE FUND					
(240) FEDERAL GRANTS	\$9,567,657	\$0	\$0	\$0	\$0
(211) MEASURE T	\$3,286,027	\$110,000	\$230,750	\$0	\$0
(210) STORM DRAIN/MEASURE A	\$2,109,900	\$0	\$0	\$0	\$0
(230) STATE GRANTS	\$212,680	\$0	\$1,333,000	\$0	\$0
(212) GAS TAX/ROAD MAINTENANCE	\$827,550	\$0	\$0	\$0	\$0
(213) GAS TAX RMRA	\$205,535	\$0	\$0	\$0	\$0
SPECIAL REVENUE FUND TOTAL	\$16,209,349	\$110,000	\$1,563,750	\$0	\$0
CAPITAL PROJECT FUND					
(381) COMM FACILITIES DIST - CIP	\$6,655,280	\$0	\$0	\$0	\$0
(320) TRAFFIC IMPACT FEE FUND	\$5,054,885	\$0	\$0	\$0	\$0
(350) CAPITAL PROJECTS	\$1,346,778	\$0	\$0	\$0	\$0
CAPITAL PROJECT FUND TOTAL	\$13,056,943	\$0	\$0	\$0	\$0
GOVERNMENTAL FUNDS (MODIFIED ACCRUAL) TOTAL	\$29,266,292	\$110,000	\$1,563,750	\$0	\$0
PROPRIETARY FUNDS (FULL ACCRUAL)					
ENTERPRISE FUND					
(510) WATER OPERATIONS	\$5,695,981	\$0	\$0	\$0	\$0
(540) WASTEWATER OPERATIONS	\$1,606,000	\$0	\$0	\$0	\$0
ENTERPRISE FUND TOTAL	\$7,301,981	\$0	\$0	\$0	\$0
PROPRIETARY FUNDS (FULL ACCRUAL) TOTAL	\$7,301,981	\$0	\$0	\$0	\$0
TOTAL	\$36,568,273	\$110,000	\$1,563,750	\$0	\$0

Recycled Water Projects

Recycled Water Project List

	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget	2029 - 30 Budget
(RW23-0100) RECYCLED WATER REFILL STATION	\$120,000	\$0	\$0	\$0	\$0
(RW26-0100) LITTE LEAGUE FIELD IRRIGATION	\$75,000	\$0	\$0	\$0	\$0
TOTAL	\$195,000	\$0	\$0	\$0	\$0

Recycled Water Projects by Fund Source

	2024 - 25 Budget	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget
PROPRIETARY FUNDS (FULL ACCRUAL)					
ENTERPRISE FUND					
(580) RECYCLED WATER OPERATIONS	\$120,000	\$0	\$0	\$0	\$0
ENTERPRISE FUND TOTAL	\$120,000	\$0	\$0	\$0	\$0
PROPRIETARY FUNDS (FULL ACCRUAL) TOTAL	\$120,000	\$0	\$0	\$0	\$0
TOTAL	\$120,000	\$0	\$0	\$0	\$0

Water Projects

Water Project List

	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget	2029 - 30 Budget
(WA25-0200) ZONE 5 PUMP STATION	\$2,000,000	\$0	\$0	\$0	\$0
(WA26-0100) NORTHAMPTON WATER MAIN REPLACEMENT	\$100,000	\$0	\$550,000	\$0	\$0
(WA23-0200) WATER TREATMENT FILTER MEDIA REPL & UNDERDRAIN REPAIR	\$350,000	\$0	\$0	\$0	\$0
(WA26-0200) SCADA WATER TREATMENT PLANT	\$225,074	\$0	\$0	\$0	\$0
(WA24-0200) NORTH KELLY ROAD WATER MAIN UPGRADE	\$145,000	\$0	\$0	\$0	\$0
(WA26-0300) OAT HILL FENCING	\$90,000	\$0	\$0	\$0	\$0
(WA23-0100) WATER TREATMENT PLANT SHOP	\$75,000	\$0	\$0	\$0	\$0
TOTAL	\$2,985,074	\$0	\$550,000	\$0	\$0

Water Projects by Fund Source

	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget	2029 - 30 Budget
PROPRIETARY FUNDS (FULL ACCRUAL)					
ENTERPRISE FUND					
(520) WATER CAPACITY FEE FUND	\$2,000,000	\$0	\$0	\$0	\$0
(510) WATER OPERATIONS	\$985,074	\$0	\$550,000	\$0	\$0
ENTERPRISE FUND TOTAL	\$2,985,074	\$0	\$550,000	\$0	\$0
PROPRIETARY FUNDS (FULL ACCRUAL) TOTAL	\$2,985,074	\$0	\$550,000	\$0	\$0
TOTAL	\$2,985,074	\$0	\$550,000	\$0	\$0

Wastewater Projects

Wastewater Project List

	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget	2029 - 30 Budget
(WW16-0300) SCADA WATER RECLAMATION FACILITY	\$250,000	\$0	\$0	\$0	\$0
(WW20-0100) SS4 BROADWAY SEWER REHAB, CRAWFORD TO DONALDSON	\$1,790,880	\$0	\$0	\$0	\$0
(WW24-0100) ANDREW ROAD SEWER REPAIR	\$421,456	\$0	\$0	\$0	\$0
(WW25-0100) CARTAGENA MANHOLE REHAB	\$100,000	\$0	\$0	\$0	\$0
(WW26-0400) SLUDGE REMOVAL AND HAULING WATER RECLAMATION FACILITY	\$500,000	\$600,000	\$0	\$0	\$0
TOTAL	\$3,062,336	\$600,000	\$0	\$0	\$0

Wastewater Projects by Fund Source

	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget	2029 - 30 Budget
GOVERNMENTAL FUNDS (MODIFIED ACCRUAL)	\$50,000	\$0	\$0	\$0	\$0
PROPRIETARY FUNDS (FULL ACCRUAL)					
ENTERPRISE FUND					
(540) WASTEWATER OPERATIONS	\$1,221,456	\$600,000	\$0	\$0	\$0
(550) WASTEWATER CAPACITY FEES	\$1,790,880	\$0	\$0	\$0	\$0
ENTERPRISE FUND TOTAL	\$3,012,336	\$600,000	\$0	\$0	\$0
PROPRIETARY FUNDS (FULL ACCRUAL) TOTAL	\$3,012,336	\$600,000	\$0	\$0	\$0
TOTAL	\$3,062,336	\$600,000	\$0	\$0	\$0



City Council Committee Report

Submitted by: * Mayor Pierre Washington

Council Meeting Date: 06/03/2025

Event Date: 15/06/2025

Event Type: Community Event

Event Title: * 4th Annual JUNETEENTH Celebration

Event Report: Save the date, June 15, 2025, from 1pm to 6pm @ Main Street Park Hwy 29 & Eucalyptus, American Canyon, Ca.



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Event Date: 19/05/2025

Event Type: Committee Report

Event Title: * Napa Vallejo Waste Management Authority meeting

Event Report: On May 15, 2025, the Board met to discuss some background information about the Napa-Vallejo Waste Management Authority. It was very informative. The most significant items the Authority are actively working on:

- Proposed C&D Building at Devlin Road Transfer Station
- Rate Study

- Contract negotiations with our Devlin Road Transfer Station contractor

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Event Date: 17/05/2025

Event Type Community Event

Event Title: * American Canyon Arts Foundation ParkFest Art Extravaganza

Event Report: The art show was held on Saturday, May 17, 2025, at the Boys and Girls Clubhouse in American Canyon. This was a combination of the Art Extravaganza with ParkFest, an outdoor music concert, thanks to a grant from the Napa County Arts & Culture Commission. This was a community art show where entries were displayed for all to see.

One of the feature performers was the Napa Valley Youth Symphony & Silvia Regalado.



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Event Date: 17/05/2025

Event Type Community Event

Event Title: * Napa Rotary Club Fundraiser for Spirit Horse Ranch Program

Event Report: The Rotary Club of American Canyon was thrilled to present our Spring Fundraiser. This year's event was held at the SpiritHorse Equine-Assisted Center in American Canyon, which was a delightful afternoon filled with a delicious picnic and barbecue, wine, beer, soft drinks, and dessert.

PROCEEDS WILL BENEFITTED:

✧ Exciting upgrades at SpiritHorse Equine-Assisted Center

Scholarships for talented students at Camille Creek Community School

Joyful experiences for campers at Enchanted Hills Camp for the Blind and Visually Impaired

Support also helped fund various Rotary projects that enhance the Napa Valley community.

LIVE ENTERTAINMENT INCLUDED:

- Passing Through – Country/Western classics
- Hannah Clemenson – Solo singer/guitarist
- Andres Puentes – Amazing lasso roping tricks*

LIVE AUCTION





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FUTURE AGENDA ITEMS OF NOTE

**June 17, 2025 - Regular City Council Meeting
6:30p Open Session**

Consent Items

**June 17, 2025 - Regular City Council
Meeting/Joint OSATS. 6:30p Open Session**

Newell Management Plan
OSATS Work Plan FY25/26

**June 17, 2025 - Regular City Council
Meeting/Joint PCS. 7:30p Open Session**

Facility Naming
PCS Work Plan FY25/26

**June 26, 2025 - Planning Commission Meeting.
6:30 p.m.**

AC-1 DA Amendment

**July 15, 2025 - Regular City Council Meeting
6:30p Open Session**

Proclamation: Parks & Recreation Month
Presentation: Caltrans Update on Hwy 80
Project
AC-1 DA Amendment
Parking Restrictions on Broadway
Q1 CIP Update

**July 24, 2025 Planning Commission Meeting.
6:30 p.m.**

August 6, 2025 OSATS Meeting. 6:30 p.m.

**August 5, 2025 Regular City Council Meeting
NNO Consent Only

**August 14, 2025 Parks and Community Services
Meeting. 6:30 p.m.**

**August 19, 2025 Special Joint City
Council/Planning Commission Meeting 6:30p
Open Session**

Development Standards

**August 28, 2025 Planning Commission Meeting
6:30 p**

**September 2, 2025 Regular City Council
Meeting 6:30 p**

Proclamation: Hispanic Heritage Month
Proclamation: National Recovery Month
Audubon Society Presentation

Unscheduled Council Directed Items	Councilmember	Date of Council Vote	Notes
American Canyon History Report	Washington	7/18/2023	Scheduled for 06/17 (Facility Naming)
All Electric Reach Code (Discussion only)	Joseph	11/7/2023	On hold pending RCAAP and <i>Berkeley</i> litigation.
Food Ware Ordinance	Joseph	9/17/2024	On hold, pending RCAAP
Purple Heart Designation	Washington	10/15/2024	In progress, council date TBD
A.I. Policy	Oro	12/3/2024	In progress, council date TBD
Presentation by Audubon Society	Joseph	04/15/2025	Scheduled for 09/02/2025
Broadway Parking Options	Oro	05/06/2025	Scheduled for 07/15/2025
Review of City Fees	Joseph	05/20/2025	TBD